

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 4-H-21-SP **Related File Number:** 4-L-21-RZ
Application Filed: 2/22/2021 **Date of Revision:**
Applicant: WILMA CARDIN / ROBERT VAUGHN

PROPERTY INFORMATION

General Location: North side of Asheville Highway, due east of Cedar Ridge Road
Other Parcel Info.:
Tax ID Number: 62 21101 **Jurisdiction:** County
Size of Tract: 1.78 acres
Accessibility: Access is via Asheville Highway, a 4-lane median divided major arterial with a right-of-way of 112ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East County **Sector Plan Designation:** MU-SD ECO-6
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area consists primarily of transistional uses, such as office, between the low density residential area and the commercial node at the Asheville Highway / Strawberry Plains Pike intersection.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8535 Asheville Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District)
Requested Plan Category: O (Office)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Deny O (Office) because the entire MU-SD ECO-3 (Carter Town Center Mixed Use Special District) should be amended and staff has proposed this amendment.

Staff Recomm. (Full):

Comments:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1. Staff is recommending an update to the entire MU-SD ECO-3 (Carter Town Center Mixed Use Special District) as part of case 5-D-21-SP to add the OB zone district to the list of recommended zones within the district to permit additional opportunities for development of office and residential uses at this rural community crossroads / node.
- 2. Recommending additional opportunities for office and residential development for the entire district will help meet the demands of a growing population at a node, ideally, focusing development where roads and utility services exist, as well community facilities, such as parks, schools and libraries.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

- 1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. Additional opportunities for office and residential development at this node should have been considered for the entire MU-SD ECO-3 district when the plan was updated.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

- 1. The population of Knox County continues to grow, and this plan amendment allows for consideration of additional office and housing opportunities in areas with existing adequate infrastructure.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action:

Denied

Meeting Date: 5/13/2021

Details of Action:

Summary of Action:

Deny O (Office) because the entire MU-SD ECO-3 (Carter Town Center Mixed Use Special District) should be amended and staff has proposed this amendment.

Date of Approval:

Date of Denial: 5/13/2021

Postponements: 4/8/2021

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: