

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**EAST COUNTY SECTOR PLAN AMENDMENT**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 5-D-14-SP                      **Related File Number:** 5-G-14-RZ  
**Application Filed:** 3/24/2014                      **Date of Revision:**  
**Applicant:** ASSOCIATION FOR THE PRESERVATION OF TENNESSEE ANTIQUITIES / RA

## PROPERTY INFORMATION

**General Location:** North side Thorn Grove Pike, east side E. Governor John Sevier Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 96 PART OF 11001 OTHER: MAP ON FILE AT MPC                      **Jurisdiction:** County  
**Size of Tract:** 3.37 acres  
**Accessibility:** Access is via E. Governor John Sevier Hwy., a major arterial street with 35' of pavement width within 100' of right-of-way, or Thorn Grove Pike, a minor collector street with 17' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail store                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** OS  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with a mix of uses, including light industrial, low and medium density residential and the Ramsey House and grounds, zoned OS.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) / HZ (Historic Overlay)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** OS (Other Open Space)

Requested Plan Category: C (Commercial)

**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.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Michael Brusseau

**Staff Recomm. (Abbr.):** ADOPT RESOLUTION # 5-D-14-SP, amending the East County Sector Plan to C (Commercial), and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

**Staff Recomm. (Full):** The proposal for commercial uses at this location is appropriate. The surrounding area is developed with a mix of uses, none of which should be negatively impacted by commercial use of this site. The property is located at the intersection of a major arterial street and a minor collector, making the location appropriate for establishment of a commercial node.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

No known improvements have been made recently to E. Gov. John Sevier Hwy. or Thorn Grove Pike in front of this site. However, the streets are classified as major arterial and minor collector, respectively, and are sufficient for the traffic that would be generated by commercial use of the site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently calls for open space uses for this site. All of the property currently owned by the Ramsey House association was designated as Open Space, because of the public use. Approval of commercial for this portion of the Ramsey House property is appropriate. The three acres proposed for commercial is the most appropriate part of the site to be used for commercial purposes.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The property is located across the highway from light industrial uses and zoned I (Industrial), which allows commercial uses. The development pattern has been established and commercial uses will be compatible with surrounding land uses and zoning.

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

General planning principles suggest that commercial uses are appropriate at the intersection of major streets, as is the case here, for establishment of commercial nodes.

**Action:** Approved

**Meeting Date:** 5/8/2014

**Details of Action:**

**Summary of Action:** ADOPT RESOLUTION # 5-D-14-SP, amending the East County Sector Plan to C (Commercial), and recommend the Knox County Commission also adopt the sector plan amendment.

**Date of Approval:** 5/8/2014

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 6/23/2014

**Ordinance Number:**

**Disposition of Case:** Approved

**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:**