

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 5-D-21-SP                      Related File Number:  
Application Filed: 3/29/2021              Date of Revision:  
Applicant: KNOXVILLE-KNOX COUNTY PLANNING

## PROPERTY INFORMATION

**General Location:** Asheville Highway from Cedar Ridge Road to S. Carter School Road, Strawberry Plains Pike from McCubbins Road and Ellis Lane to N. Carter School Road, Pleasant Hill Road at Andrew Johnson Highway southeast to Strawberry Plains Pike.

**Other Parcel Info.:**

**Tax ID Number:** 999 999                      **Jurisdiction:** County

**Size of Tract:** 387 acres

**Accessibility:** Access for this node is Asheville Highway and Andrew Johnson Highway, both major arterials and Strawberry Plains Pike, a minor arterial to the west and a major collector to the east.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial, office, public/quasi-public, single family residential, public park, multifamily residential, agriculture/forestry/vacant

**Surrounding Land Use:**

**Proposed Use:**                                      **Density:**

**Sector Plan:** East County                      **Sector Plan Designation:** MU-SD ECO-3 (Carter Town Center)

**Growth Policy Plan:** Planned Growth Area & Rural Area

**Neighborhood Context:** The Four Way In and Carter Town Community is a rural crossroads with a mix of commercial, office and residential uses and community facilities, including schools, parks, a senior center and a library.

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

**Street:**

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** N/A

**Former Zoning:**

**Requested Zoning:** N/A

**Previous Requests:**

**Extension of Zone:** N/A

**History of Zoning:** N/A

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD (Mixed Use Special District) ECO-3 Carter Town Center

**Requested Plan Category:** MU-SD (Mixed Use Special District) ECO-3 Carter Town Center with addition of OB as a recommended zone district.

**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.):** Approve the text amendment to MU-SD ECO-3 (Carter Town Center) to allow consideration of OB (Office, Medical and Related Services) as a recommended zone district.

**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. Additional opportunities for office and residential development for the entire district will help meet the demands of a growing population at a node concentrating development where roads and utility service exist, as well as community facilities such as parks, schools and libraries.
- 2. With the adoption of the East Knox Community Plan in 2017, the community reiterated the vision to direct development to rural crossroads and corridors, so that the rural character of the area may be protected, while accomodating growth.
- 3. The Four Way In & Carter Community was identified as one of the growth centers for the East Knox Community.

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

- 1. This area is part of the Knoxville Utilities Board (KUB) service area for water and wastewater service.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. The East County Sector Plan recognized the Carter Town Center Mixed Use Special District at this location, and the East Knox Community Plan reiterated that development should be directed to this area to protect the rural character of the outlying areas.
- 2. The recommended zone districts identified in the 2011 update of the East County Sector Plan for the Carter Town Center were TC (Town Center), PC (Planned Commercial) and PR (Planned Residential), all of which are generally geared toward larger tract development in upwards of 8 to 20 acres in size.
- 3. Existing non-residential zones in the Carter Town Center area are comprised primarily of CA, PC, I and OB (listed in descending order by area). Existing residential zone districts include A, PR and RB zone districts (listed in descending order by area).
- 2. The addition of OB as a recommended zone district in the MU-SD ECO-3 area will support a concentrated mix of office and medium density residential uses at this node furthering the goal of a town center/rural crossroads for this area of the East County Sector Plan.

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

- 1. Since 2001, building permit activity in the Carter Town Center area has been limited primarily to areas adjacent to the road network and have been primarily for new single family residential and new commercial.
- 2. Expanding the recommended zone districts to add OB as a zone that may be considered may increase and direct development to the larger node at the intersection with Asheville Highway, Strawberry Plains Pike, and Andrew Johnson Highway by allowing for greater opportunity for more compact residential and non-residential infill development.

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:** Approved

**Meeting Date:** 5/13/2021

**Details of Action:**

**Summary of Action:** Approve the text amendment to MU-SD ECO-3 (Carter Town Center) to allow consideration of OB (Office, Medical and Related Services) as a recommended zone district.

**Date of Approval:** 5/13/2021

**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:** 6/28/2021

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Denied

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**