

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 6-A-19-SP **Related File Number:** 6-H-19-RZ
Application Filed: 4/26/2019 **Date of Revision:**
Applicant: THE DEVELOPMENT CORPORATION OF KNOX COUNTY

PROPERTY INFORMATION

General Location: South side Mannela Drive, Southwest of South Carter School Road
Other Parcel Info.:
Tax ID Number: 74 096 (PART OF) **Jurisdiction:** County
Size of Tract: 5.808 acres
Accessibility: Access is via Mannela Drive, a private street with a pavement width of 15' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Residential or Agricultural **Density:**
Sector Plan: East County **Sector Plan Designation:** BP-1(Business Park Type 1)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is on the northern boundary of the Midway Business Park, adjacent to other rural residential lots along Mannela Drive. Large vacant agricultural lots are also in the area.

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

Street: 629 Mannela Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: EC (Employment Center) (k)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: 11-J-15-RZ
Extension of Zone: Yes, LDR is to the north, east and west of the property.
History of Zoning: 11-E-15-SP: LDR & O to BP-1

PLAN INFORMATION (where applicable)

Current Plan Category: BP-1 (Business Park)
Requested Plan Category: LDR (Low Density Residential)

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.):

ADOPT RESOLUTION #6-A-19-SP, amending the East County Sector Plan to LDR (Low Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Staff Recomm. (Full):

This site is located within the Planned Growth Area of the Growth Policy Plan and is adjacent to the Midway Business Park. However, this property is adjacent to several rural residential homes along the private Manella Drive. The plan amendment and accompanying rezoning will help protect the adjacent residential property owners from an expansion of industrial uses into their neighborhood along Mannela Drive. Staff recommends approval of the LDR designation as an extension of the existing LDR surrounding the property.

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. The Midway Business Park is under construction, adjacent to the LDR properties along Manella Drive.

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

1. Development of the Midway Business Park is underway in the general area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The plan should have recognized the need for protecting the adjacent low density residential properties along Manella Drive, by limiting the BP-1 intrusion into the rural residential neighborhood.

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

1. The adjacent Midway Business Park is under construction.

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

1. 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.

2. 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: 6/13/2019

Details of Action:

Summary of Action:

ADOPT RESOLUTION #6-A-19-SP, amending the East County Sector Plan to LDR (Low Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Date of Approval:

6/13/2019

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: 7/22/2019

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: