CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 6-A-20-SP Related File Number: 6-B-20-RZ

Application Filed: 4/24/2020 **Date of Revision:**

Applicant: PAMELA H. MATHEWS



PROPERTY INFORMATION

General Location: South side of W. Emory Rd. at the intersection of Gill Rd, west of Granville Conner Rd.

Other Parcel Info.:

Tax ID Number: 56 E C 010, 009 & 008 Jurisdiction: County

Size of Tract: 1.42 acres

Accessibility: Access is via W. Emory Road, a TDOT owned, a 4-lane major arterial with a pavement width of 57 feet

within a right-of-way width of 100 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: North County Sector Plan Designation: LDR (Low Desity Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is largely a mix of single family residential and large, agricultural and rural residential lots.

Some commercial and office exists in the area, and a significantly large land area on the south side of W Emory Road adjacent to the railroad tracks and Beaver Creek is zoned for CA (General Business).

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

Street: 702 704 & 706 W. Emory Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests:

Extension of Zone: Yes, the area is surrounded on 3 sides by CA zoning.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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Requested Plan Category: GC (General 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Liz Albertson Planner In Charge:

Staff Recomm. (Abbr.): Adopt resolution #6-A-20-SP amending the North County Sector Plan to GC (General Commercial)

because of changing conditions in the area warranting amendment of the land use plan per attached

resolution, Exhibit A.

Staff Recomm. (Full):

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

these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The North County sector continues to see growth and development along the improved W Emory

Road / Powell Drive area.

2. In 2015, the area surrounding these parcels was rezoned to CA (General Business).

3. The remaining A (Agricultural) zoned parcels with single family residential structures on them are

now surrounded by commercial zoning.

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

1. W. Emory Road and Powell Drive have been recently improved to accommodate the anticipated growth and development in the North County sector.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. When the North County Sector Plan is comprehensively updated, this area would likely have been absorbed into the GC (General Commercial) designated area on the land use plan to reduce possible conflicts between future build out of the commercially zoned area and the single family residential homes.

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

1. The population of the North County Sector continues to grow, warranting reconsideration of the original plan proposal.

2. The rezoning of the surrounding area to commercial in 2015 warrants reconsideration of the original plan proposal for these three lots from LDR (Low Density Residential) to GC (General Commercial).

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:

Action: Approved **Meeting Date:** 6/11/2020

Details of Action:

Adopt resolution #6-A-20-SP amending the North County Sector Plan to GC (General Commercial) **Summary of Action:**

because of changing conditions in the area warranting amendment of the land use plan per attached

resolution. Exhibit A.

Date of Approval: 6/11/2020 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Date of Legislative Action: 7/27/2020 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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