

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT NORTHEAST 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 6-C-13-SP      **Related File Number:** 6-H-13-RZ  
**Application Filed:** 5/2/2013      **Date of Revision:**  
**Applicant:** MPC FOR JACK WALKER

### PROPERTY INFORMATION

**General Location:** Southeast side Tillett Ln., north of Corryton Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 6 M B PART OF 00302    **OTHER:** MAP ON FILE AT MPC    **Jurisdiction:** County  
**Size of Tract:** 0.3 acres  
**Accessibility:** Access is via Tillett Ln., a local street with 15' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Commercial      **Density:**  
**Sector Plan:** Northeast County    **Sector Plan Designation:** Neighborhood Commercial  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This site is located to the north of a CA and CR zoned parcel of land in Corryton between Corryton-Luttrell Rd. and Tillett Ln. The area is surrounded by residential development and vacant land, zoned RB.

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

**Street:** 7720 Tillett Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** CR (Rural Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of RC plan designation and CR zoning from the south  
**History of Zoning:** Land to south was designated RC and zoned CR in January 2013

### PLAN INFORMATION (where applicable)

**Current Plan Category:** NC (Neighborhood Commercial)

Requested Plan Category: RC (Rural 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 #6-C-13-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Rural commercial uses for this site would be an extension of those uses from the south. This site is already designated for neighborhood commercial uses, so the general use does not change.

Comments: As recommended by MPC staff, the applicant has negotiated a land swap with the adjacent property owner to the north and east. Each property owner has a narrow panhandle of land that extends along one side of each other's properties. The two owners have swapped these tracts. This eliminates the need for the applicant's original proposal to rezone his panhandle that extends east south of parcel 3.02, in close proximity to the neighbors house. The applicant is now requesting that the panhandle just north of his site be rezoned CR. The sector plan amendment and rezoning were sent back to MPC from Knox County Commission for a recommendation prior to their final consideration in July.

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 Tillett Ln. Water utilities are available in the area and sewer could be extended to serve the site, if necessary.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes neighborhood commercial uses for the site, which are similar in intensity to the requested rural commercial uses.

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

MPC and County Commission have approved rural commercial uses on the site to the south, also owned by the applicant, establishing the pattern at this location.

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

The adjacent site is developed with and zoned for commercial uses. This plan amendment will allow a minor expansion of these uses to the north.

Action: Approved

Meeting Date: 6/13/2013

Details of Action:

Summary of Action: ADOPT RESOLUTION #6-C-13-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) and recommend the Knox County Commission also approve the sector plan amendment to make it operative.

Date of Approval: 6/13/2013

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:** 7/22/2013

**Ordinance Number:**

**Disposition of Case:** Postponed

**If "Other":** Postponed to 8/26/13, 9/23/13

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 9/23/2013

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**

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