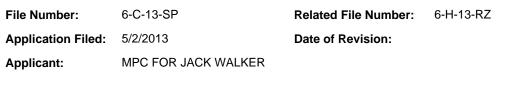
CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT





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 Commerical
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)



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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.:

	MF	PC ACTION AND DISPO	SITION			
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 ANTICIPA IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE: No known improvements have been made recently to Tillett Ln. Water utilities are available in the 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

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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