

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 6-C-19-SP                      Related File Number: 6-K-19-RZ  
Application Filed: 4/29/2019              Date of Revision:  
Applicant: WESTON BABELAY

## PROPERTY INFORMATION

**General Location:** North side of Babelay Road, East of Washington Pike, West of Noremac Road  
**Other Parcel Info.:** Property was previously used for greenhouses prior to 2015.  
**Tax ID Number:** 49 10201                      **Jurisdiction:** County  
**Size of Tract:** 2.7 acres  
**Accessibility:** Babelay Road is a minor collector with a pavement width of 20 feet and a ROW width of 40 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agricultural/Forestry/Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Event Center                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** Rural area with mostly agricultural farm land and a limited number of single family homes, surrounding a large, vacant commercial greenhouse operation.

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

**Street:** 5821 Babelay Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CR (Rural Commercial)  
**Previous Requests:**  
**Extension of Zone:** No RC/CR in area.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #6-C-19-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Staff Recomm. (Full):

Staff recommends approval of the plan amendment to RC (Rural Commercial) because the property has been historically used as a commercial greenhouse operation and is now unused and blighted. The property previously provided retail agricultural-related commercial uses for the adjacent community and these conditions warrant reconsideration of the existing land use plan to allow for RC (Rural Commercial) at this location.

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 unused and blighted property from a previous commercial greenhouse operation warrants reconsideration of the land use plan to Rural Commercial at this location to allow for potential redevelopment of the property to again provide rural commercial uses for the neighboring community.

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

- 1. No new roads or utilities are anticipated for this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. The Northeast County Sector Plan should have shown this area as Rural Commercial because of the historical use of this property providing rural commercial opportunities for this area.

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

- 1. There are no new trends in development, population or traffic that warrant reconsideration of the original plan proposal.

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-C-19-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) 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:**