

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 8-A-20-SP Related File Number: 8-D-20-RZ
Application Filed: 6/22/2020 Date of Revision:
Applicant: BOYS & GIRLS CLUB OF GREATER KNOXVILLE, INC.

PROPERTY INFORMATION

General Location: West side of Dry Gap Pk, south of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 47 148 Jurisdiction: County
Size of Tract: 5.81 acres
Accessibility: Access is via Dry Gap Pike, a median separated major collector with a pavement width of 25.9 feet within a right of way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/quasi-public
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North County Sector Plan Designation: CI (Civic / Institutional)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The location is almost 600 feet south of the intersection with E. Emory Road. This is a transistional area from the commercial and office uses along the Emory Road corridor and borders the floodplain of Beaver Creek. The area is largely comprised of public-quasi public uses with utility and school owned properties immediately adjacent to the east and south.

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

Street: 1819 Dry Gap Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests: 4-R-96-RZ
Extension of Zone: No
History of Zoning: 4-R-96-RZ: A to PR up to 10 du/ac

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic / Institutional)
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

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): Deny the plan amendment to GC (General Commercial) because an expansion of GC at this location could have adverse impacts due to the potential for more intense retail and service-oriented uses.

Staff Recomm. (Full):

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. There have been no changes to conditions to warrant amending the land use plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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 this area of the North County Sector Plan.

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:

- 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.
- 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:** 8/13/2020

Details of Action: Approve GC (General Commercial) because of changing conditions.

Summary of Action: Approve GC (General Commercial) because of changing conditions.

Date of Approval: 8/13/2020 **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: 9/28/2020 **Date of Legislative Action, Second Reading:**

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: