

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

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File Number: 8-B-13-SP **Related File Number:** 8-E-13-RZ
Application Filed: 7/1/2013 **Date of Revision:** 7/15/2013
Applicant: MPC FOR JACK WALKER

PROPERTY INFORMATION

General Location: South side Tillett Ln., northeast of Corryton Rd.
Other Parcel Info.:
Tax ID Number: 6 M B 005 & 006 **Jurisdiction:** County
Size of Tract: 0.2 acres
Accessibility: Access is via Tillett Ln., a local street with 13-14' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Rural 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:
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 pending RC and CR from the south
History of Zoning: MPC recommended an RC plan designation and CR zoning on properties to the south earlier this year

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 #8-B-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: 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 zoned for commercial uses. This plan amendment will allow a minor expansion of these uses to the north.

Action: Approved

Meeting Date: 8/8/2013

Details of Action:

Summary of Action: ADOPT RESOLUTION #8-B-13-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) and recommend the Knox County Commission approve the sector plan amendment to make it operative.

Date of Approval: 8/8/2013

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: 9/23/2013

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance:

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