

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 8-B-20-SP Related File Number: 8-F-20-RZ
Application Filed: 6/25/2020 Date of Revision:
Applicant: METRO TRAILER REPAIR SERVICE

PROPERTY INFORMATION

General Location: Southeast quadrant of the intersection of Rutledge Pk. and Circle Rd.
Other Parcel Info.:
Tax ID Number: 23 06901 Jurisdiction: County
Size of Tract: 4.2 acres
Accessibility: Circle Road is a local road with a 22-foot pavement width inside a 60-foot right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Existing trailer repair service facility
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northeast County Sector Plan Designation: NC (Neighborhood Commercial) and AG (Agriculture)
Growth Policy Plan: Rural Area
Neighborhood Context: The site is in a rural residential portion of Knox County and adjacent to a neighborhood commercial node intended to provide commercial service to the surrounding residential area.

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

Street: 10426 Rutledge Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) and A (Agricultural)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: 7-A-97-RZ
Extension of Zone: No
History of Zoning: Part of the parcel was rezoned to A (Agricultural) in 1997 (Case # 7-A-97-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial) & AG (Agricultural)
Requested Plan Category: HI (Heavy Industrial)

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:

Michelle Portier

Staff Recomm. (Abbr.):

Deny the GC (General Commercial) designation since it does not meet the criteria for sector plan amendments, is not compatible with the area, and could cause adverse impacts for neighboring residential properties.

Staff Recomm. (Full):

Comments:

Metro Trailer Repair has been located at this property for a number of years. Based on historical aerials, it appears the applicant began running the business as a salvage yard sometime within the last year. The County began receiving a number of complaints and investigated the issue (see Exhibit B). The applicant has been instructed by the County that the use was not in compliance with the zoning and to cease business operations. The applicant is seeking to rezone the property to enable these operations to continue.

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.
- 2. Amending the sector plan map for these parcels sets a precedent for the industrial designation in this location. There are no other industrial land use designations in the immediate area, so a new designation would be an anomaly.

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 City 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:

Denied

Meeting Date: 10/8/2020

Details of Action:

Summary of Action:

Deny the GC (General Commercial) designation since it does not meet the criteria for sector plan amendments, is not compatible with the area, and could cause adverse impacts for neighboring residential properties.

Date of Approval:

Date of Denial: 10/8/2020

Postponements: 8/13/2020

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: