

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 8-C-20-SP Related File Number: 8-H-20-RZ  
Application Filed: 6/25/2020 Date of Revision:  
Applicant: I-40/75 BUSINESS PARK, LLC

## PROPERTY INFORMATION

**General Location:** Southwest side of Everett Rd., between Buttermilk Rd. & El Camino Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 141 028, 02805, 02806 & 02802 OTHER: (PARTS OF) **Jurisdiction:** County  
**Size of Tract:** 118 acres  
**Accessibility:** Access is via Everett Road, a minor arterial with a pavement width of 24 feet within a right of way width of 60 feet. Access is also via Buttermilk Road, a minor collector with a pavement width of 18.1 feet within a right-of-way width of 60 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** O (Office) & AG (Agricultural)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is largely steeply sloped, forested land consisting primarily of large lot agricultural, forested and vacant land uses. The area is across Everett Road from a large quarrying operation. Single family and rural residential uses are primarily to the north and a small portion of commercial exists closest to the I-40 interchange at Watt Road.

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

**Street:** 13206 & 0 Buttermilk, 0 Everett Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial) CA (General Business) & AG (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing) & RB (General Residential)  
**Previous Requests:**  
**Extension of Zone:** YES for the area requested to go to GC, but NO for the area requested to go to MDR.  
**History of Zoning:** 3-B-94-RZ, 3-O-94-RZ, 6-A-99-RZ, 6-A-99-RZ - Request A to CB denied, appealed went to PC

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office) & AG (Agricultural)  
**Requested Plan Category:** GC (General Commercial) & MDR (Medium Density Residential)

**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 GC (General Commercial) and MDR (Medium Density Residential) because it is inconsistent with the surrounding development, zoning and proposed land use for the area. The criteria for plan amendments is not met and could cause adverse impacts for neighboring properties.

**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.
2. The area is characterized by steep slopes and forested hillsides.

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

1. No new roads or major improvements have been introduced in this area since the Northwest County Sector Plan was adopted in 2016.
2. The West Knox Utility District is in the process of completing a new wastewater treatment facility near Hickory Creek and Buttermilk Road to help serve the significant growth that is occurring and is projected to occur around schools in the Hardin Valley 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 these parcels.
2. Amending the sector plan map for these parcels would allow for possible rezonings to allow more intense, non-planned commercial and higher intensity residential zone districts that would permit uses that could increase population and traffic in 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 proposed land uses for this area of the Northwest 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) and MDR (Medium Density Residential) because of changes in conditions.

**Summary of Action:** Approve GC (General Commercial) and MDR (Medium Density Residential) because of changes in

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:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**