

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: 9-A-12-SP **Related File Number:**
Application Filed: 6/27/2012 **Date of Revision:**
Applicant: JACK WALKER

PROPERTY INFORMATION

General Location: Northeast side Tillett Ln., northeast of Corryton Rd.
Other Parcel Info.:
Tax ID Number: 6 M B 00303 OTHER: PORTION ZONED RB **Jurisdiction:** County
Size of Tract: 1.5 acres
Accessibility: Access is via Tillett Ln., a local street with 15' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial and vacant
Surrounding Land Use:
Proposed Use: Commercial uses permitted under CR zoning **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** NC and Ag/RR
Growth Policy Plan: Rural Area
Neighborhood Context: This site is located at the east end of a short CA zoned strip 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: 7604 Tillett Ln
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 commercial from the west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial) and AG/RR (Agricultural/Rural 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #9-A-12-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) for a portion of the site and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Staff recommends approval of the RC sector plan designation for a portion of the site (see attached MPC staff recommendation map). The remaining, easternmost portion of the site, which is recommended to be excluded from the plan amendment, is too narrow for viable rural commercial development and is too close to an existing residence to the north to allow for adequate building setbacks and landscape buffering, as required in the CR zone.

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 to Tillett Ln. or Corryton Rd. in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northeast County Sector Plan proposes NC (Neighborhood Commercial) uses for most of this subject property and for a stretch of land to the west, on the north side of Corryton Rd. The requested RC designation is similar in intensity to NC and is equally as appropriate in this primarily rural area. The Growth Policy Plan designates this area as Rural Area. CN and CR are two of the three commercial zones that may be considered in the Rural Area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

No changes in government policy impact this proposal. The CA zoned area to the west of this site has been in place for many years, despite the fact that it is not consistent with the current sector plan or Growth Plan proposals for the area. The precedent for commercial in this area has been set, and this minor extension of it is acceptable, as it is already designated for NC uses, which are of similar intensity as RC uses.

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

The remainder of the site to the west, zoned CA, is developed with a business. This proposal is an extension of that use to the entire parcel. Staff is recommending approval of RC uses on the entire parcel except for the approximately 70' wide panhandle in the easternmost portion of the site.

Action: Approved

Meeting Date: 9/13/2012

Details of Action:

Summary of Action: ADOPT RESOLUTION #9-A-12-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) for a portion of the site and recommend the Knox County Commission also approve the sector plan amendment, to make it operative.

Date of Approval: 9/13/2012

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: 10/22/2012

Ordinance Number:

Disposition of Case: Postponed

If "Other":

Amendments:

Postponed to be heard with Co initiated 12-B-12-SP

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 4/29/2013

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Approved 12-B-12-SP took its place.

Effective Date of Ordinance: