

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:

Jeff Archer

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #9-A-18-SP, amending the North County Sector Plan to GC (General Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A).

Staff Recomm. (Full):

The adopted 2018 One Year Plan showed GC (General Commercial) for this parcel. Amending the proposed land use for this parcel would make the North County Sector Plan align with the 2018 One Year Plan.

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 new roads or utilities have been introduced in this area since the adoption of the 2012 North County Sector Plan. The current plan shows this parcel for MDR/O (Medium Density Residential/Office).

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There was no obvious or omission when the North County Sector Plan was updated in 2012. Instead, public policy shifted in this area where the 2018 One Year Plan designated this area GC (General Commercial). One of the impetuses for this change was plan amendments and rezoning 6907 Central Avenue Pike to the north that changed the Sector Plan designation from MDR/O (Medium Density Residential/Office) to GC (General Commercial).

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

The Metropolitan Planning Commission approved the 2018 One Year Plan on March 8th and City Council approved the plan on April 24, 2018. The plan changed the land use designation for this parcel to GC (General Commercial), changing the Policy for this area. A goal of the Metropolitan Planning Commission is to align the Sector Plans and One Year Plan for the City of Knoxville. By amending the sector plan designation for this parcel, it would bring the two plans into alignment, with the same designated land use in both plans.

The change in the 2018 One Year Plan was to reflect a change in City Policy, where as City Council approved a sector plan amendment and rezoning for 6907 Central Avenue Pike City Council on January 16, 2018 that resulted in the commercial area being expanded to the north of this parcel.

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

There are no apparent trends in this area that would warrant amending the sector plan.

State law regarding amendments of the general plan (which include 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:

1. 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.
2. 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:** 9/13/2018
Details of Action: ADOPT RESOLUTION #9-A-18-SP, amending the North County Sector Plan to GC (General Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A).
Summary of Action: ADOPT RESOLUTION #9-A-18-SP, amending the North County Sector Plan to GC (General Commercial) and recommend that Knox County Commission also adopt the sector plan amendment.
Date of Approval: 9/13/2018 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council
Date of Legislative Action: 10/9/2018 **Date of Legislative Action, Second Reading:** 10/23/2018
Ordinance Number: **Other Ordinance Number References:** 0-154-2018
Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**