

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 9-B-18-SP **Related File Number:** 9-I-18-RZ
Application Filed: 7/30/2018 **Date of Revision:**
Applicant: RON MORTON

PROPERTY INFORMATION

General Location: East side E. Gov. John Sevier Hwy., north of Hammer Rd.
Other Parcel Info.:
Tax ID Number: 71 00402, 071-00403 **Jurisdiction:** County
Size of Tract: 4.82 acres
Accessibility: Access is via E. Governor John Sevier Hwy., a minor arterial street with 38' of pavement width within 150' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is currently developed with agricultural and rural to low density residential uses under A and RB zoning. However, a sector plan amendment to GC, rezoning to PC and a use on review development plan have all been approved to allow a 600,000 sq. ft. distribution warehouse to be constructed on the adjacent 58 acre site.

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

Street: 5500 E Governor John Sevier Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension from two sides
History of Zoning: MPC approved a GC plan designation and PC zoning was on the large adjacent property to the east in

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #9-B-18-SP, amending the East 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): This site is adjacent to a large GC designated area to the west, so the request is a logical extension of the plan designation from the west.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

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

With the recent approval of a GC plan designation on the 58 acre parcel to the east, a policy has been established to warrant this requested plan amendment on the adjacent properties.

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

Staff is not aware of any significant road or utility improvements in the area, but the existing E. Gov. John Sevier Hwy. is adequate to handle additional traffic that would be generated by general commercial development of the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There is no error or omission in the plan, but with the recent approval of GC to the east, the requested amendment is warranted.

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

With the approval of the large GC designation to the east, a trend has been established to allow commercial development.

Action: Approved

Meeting Date: 9/13/2018

Details of Action:

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

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: Knox County Commission

Date of Legislative Action: 10/22/2018

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: