

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 9-B-20-SP                      Related File Number: 9-F-20-RZ  
Application Filed: 7/29/2020              Date of Revision:  
Applicant: HALLS CENTRE, LLC

## PROPERTY INFORMATION

General Location: Former Bi-Lo Shopping Center  
Other Parcel Info.: 7326 Maynardville Pike  
Tax ID Number: 38 13502                      Jurisdiction: County  
Size of Tract: 6.94 acres  
Accessibility: Access is via Maynardville Pike, a TDOT owned, major arterial, median separated roadway with a pavement width of 129 feet with a right-of-way width of 253 feet and access is via E. Emory Road, a major arterial with a pavement width of 80 feet within a right-of-way width of 100'.

## GENERAL LAND USE INFORMATION

Existing Land Use: Commercial  
Surrounding Land Use:  
Proposed Use:    Density:  
Sector Plan: North County                      Sector Plan Designation: GC (General Commercial) / SP (Stream Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This commercial node is a mix of commercial and office uses, as well as public park spaces, a greenway, library and Halls schools.

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

Street: 7320 -7326 Maynardville Pk.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)  
Former Zoning:  
Requested Zoning: OA (Office Park)  
Previous Requests:  
Extension of Zone: No  
History of Zoning: 7-G-91-RZ: A to CA

## PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial) / SP (Stream Protection)

Requested Plan Category: O (Office) / SP (Stream Protection)

**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.):

Adopt resolution # 9-B-20-SP amending the North County sector plan to O (Office) / SP (Stream Protection) since it is compatible with surrounding development per attached resolution, Exhibit A.

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. A change to office on the sector plan is warranted for this location to support redevelopment and reuse of vacant commercial properties in this area.

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 is no obvious or significant error or omission in the plan for this area.

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

1. Adaptive reuse of commercial properties continues to be a trend to help redevelop chronically, vacant commercial properties. Permitting office uses at this location may offer additional opportunities for successful redevelopment and reuse of this site.  
2. This area is within the Planned Growth Area of the Growth Policy 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: 9/10/2020

Details of Action:

Summary of Action:

Adopt resolution # 9-B-20-SP amending the North County sector plan to O (Office) / SP (Stream Protection) since it is compatible with surrounding development per attached resolution, Exhibit A.

Date of Approval:

9/10/2020

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:** 10/26/2020

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**