

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 9-C-18-SP **Related File Number:** 9-J-18-RZ
Application Filed: 8/7/2018 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: South side Strawberry Plains Pike, east side Huckleberry Ln.
Other Parcel Info.:
Tax ID Number: 73 040 & 041 **Jurisdiction:** County
Size of Tract: 3.4 acres
Accessibility: Access is off of Huckleberry Ln, a local street, via Strawberry Plains Pike, a minor arterial, with a right-of-way width of 75' to 60' feet and a pavement width of 25' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant and residential
Surrounding Land Use:
Proposed Use: Motor home sales **Density:**
Sector Plan: East County **Sector Plan Designation:** MDR/O and LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The commercial node at Strawberry Plains Pike extends east from I-40 with a transition to office uses beginning at Huckleberry Springs Rd. To the north, east and south the existing land uses are largely single family residential and forested / vacant land.

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

Street: 7602 Strawberry Plains Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Extension of GC (General Commercial) node at intersection of Strawberry Plains Pike and I-40, with some of the commercial zoning at the node existing for 25 years.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential and Office) and 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: Liz Albertson

Staff Recomm. (Abbr.): DENY GC (General Commercial) sector plan designation.

Staff Recomm. (Full): The existing sector plan designation of MDR/O (Medium Density Residential/Office) creates a transition buffer between the existing GC (General Commercial) node at the intersection of Strawberry Plains Pike and I-40 and the adjacent LDR (Low Density Residential) area to the east. Extensions of GC are not recommended, as per the East County Sector Plan, because of the adverse effects on traffic-carrying capacity, safety and environmental impacts.

Comments: SECTOR PLAN AMENDMENT 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 additional utilities have been introduced in this area since the adoption of the 2010 East 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 error or omission when the East County Sector Plan was updated in 2010. Public policy has not shifted to allow for an extension of GC (General Commercial). In 2011, a previous application for a sector plan amendment to GC from LDR was made for the parcel adjacent to the east of this site at 7620 Strawberry Plains Pike and that was denied. The 2017 adopted East Knox County Community Plan further reiterated this transition concept by including a development transition concept to guide future land use decisions.

TRENDS IN DEVELOPMENT, PROPULATION OR TRAFFIC THAT WARRANT RECONDISERATION OF THE ORIGINAL PLAN PROPOSAL:

There are no apparent trends in this area that would warrant amending the sector plan, the recently adopted 2017 East Knox County Community Plan continued to recommend a transition concept between the more intense uses of the rural crossroads and the agricultural, low density residential areas.

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:

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: Denied

Meeting Date: 10/11/2018

Details of Action:

Summary of Action: DENY GC (General Commercial) sector plan designation.

Date of Approval:

Date of Denial: 10/11/2018

Postponements: 9/13/2018

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: