



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 9-A-18-SP

AGENDA ITEM #: 47

AGENDA DATE: 9/13/2018

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): Vernon Tassey

TAX ID NUMBER: 57 79

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 6831 Central Avenue Pike

▶ **LOCATION:** West side Central Avenue Pike, northwest of Callahan Drive

▶ **APPX. SIZE OF TRACT:** 3.6 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Accessed via Central Avenue Pike, an arterial with 22' of pavement width within a 40' right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MDR/O (Medium Density Residential and Office) / A-1 (General Agricultural), R-2 (General Residential) and F-1 (Floodway)

▶ **PROPOSED PLAN DESIGNATION:** GC (General Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Vacant land

EXTENSION OF PLAN DESIGNATION: Surrounded by General Commercial

HISTORY OF REQUESTS: 2018 One Year Plan changed to General Commercial, this change aligns the two plans.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: GC (General Commercial)

South: GC (General Commercial)

East: MDR/O Medium Density Residential/Office

West: GC (General Commercial)

NEIGHBORHOOD CONTEXT: Mixture of commercial, office, low density residential uses along an arterial, near I-75.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE GC (General Commercial) sector plan amendment.**

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.

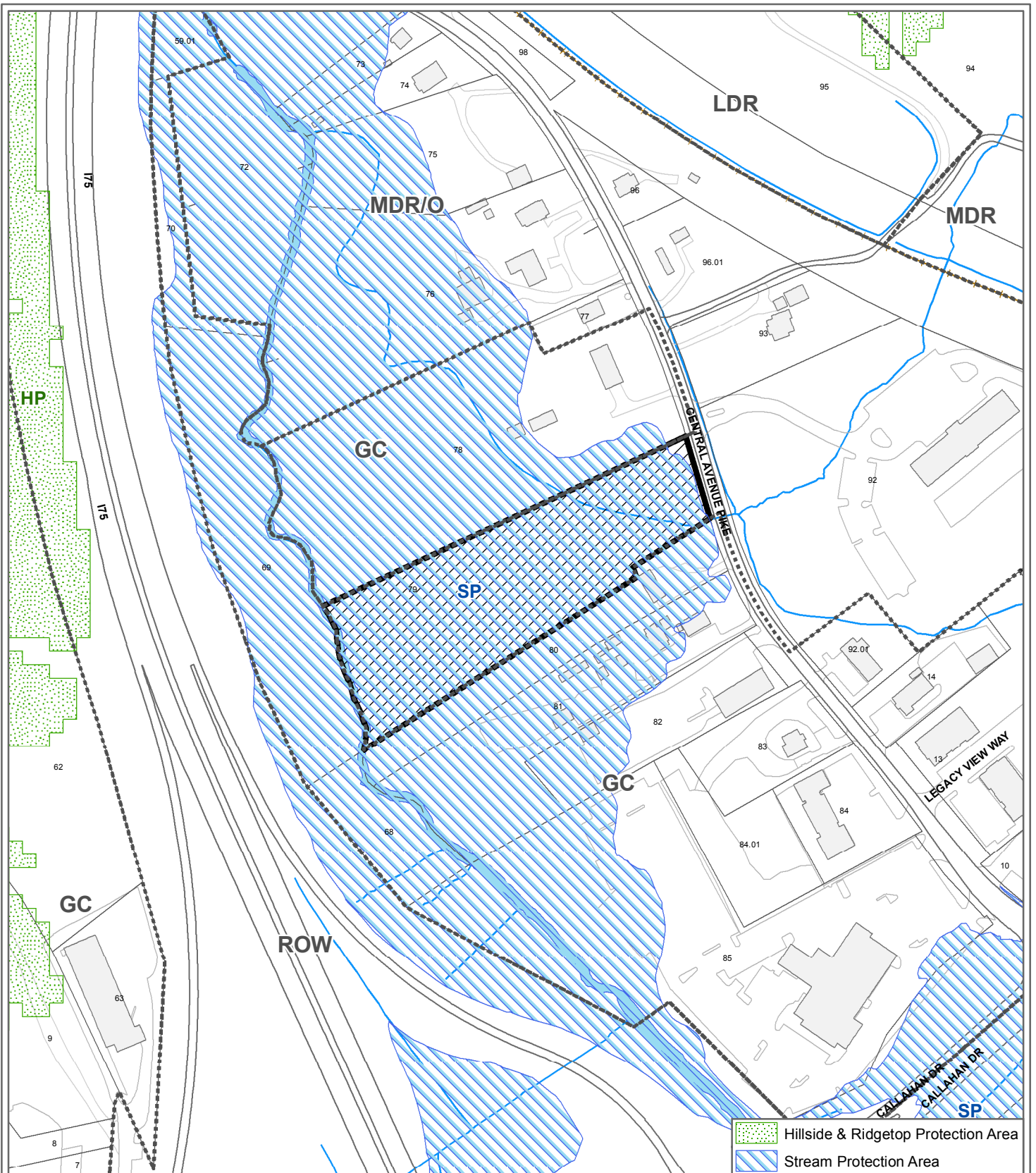
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/9/2018 and 10/23/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**9-A-18-SP
NORTH COUNTY SECTOR PLAN AMENDMENT**

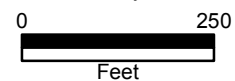
From: MDR/O (Medium Density Residential and Office)
To: C (Commercial)



Petitioner: Green, Gerald

Map No: 57

Jurisdiction: City



Original Print Date: 8/14/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, the Metropolitan Planning Commission has submitted an application to amend the Sector Plan from Medium Density Residential, Office and Stream Protection Area to General Commercial and Stream Protection Area, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the North County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on September 13, 2018, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North County Sector Plan, with its accompanying staff report and map, file #9-A-18-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

REZONING PLAN AMENDMENT

Name of Applicant: Gerald Green, Executive Director

Date Filed: 7-19-18 Meeting Date: 9-13-18

Application Accepted by:

Fee Amount: File Number: Rezoning

Fee Amount: NC File Number: Plan Amendment 9-A-18-5P

PROPERTY INFORMATION

Address: 6831 Central Ave. Pike

General Location: West side of Central Ave Pike, North of Callahan Drive

Parcel ID Number(s): 057 079

Tract Size: 3.6 Acres

Existing Land Use: Vacant

Planning Sector: MDR/O

Growth Policy Plan: Urban Growth

Census Tract: 62.04

Traffic Zone:

Jurisdiction: City Council 5 District County Commission District

Requested Change REZONING

FROM:

TO:

PLAN AMENDMENT

One Year Plan North County Sector Plan

FROM: MDR/O

TO: GC

PROPOSED USE OF PROPERTY

Density Proposed Units/Acre Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Vernon W. Tasse, Trustee & Barbara Tasse, Trustee

Company:

Address: 700 Irwin Rd.

City: Powell State: TN Zip: 37849

Telephone:

Fax:

E-mail:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name:

Company:

Address:

City: State: Zip:

Telephone:

Fax:

E-mail:

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Gerald Green

PLEASE PRINT

Name: Gerald Green, Executive Director

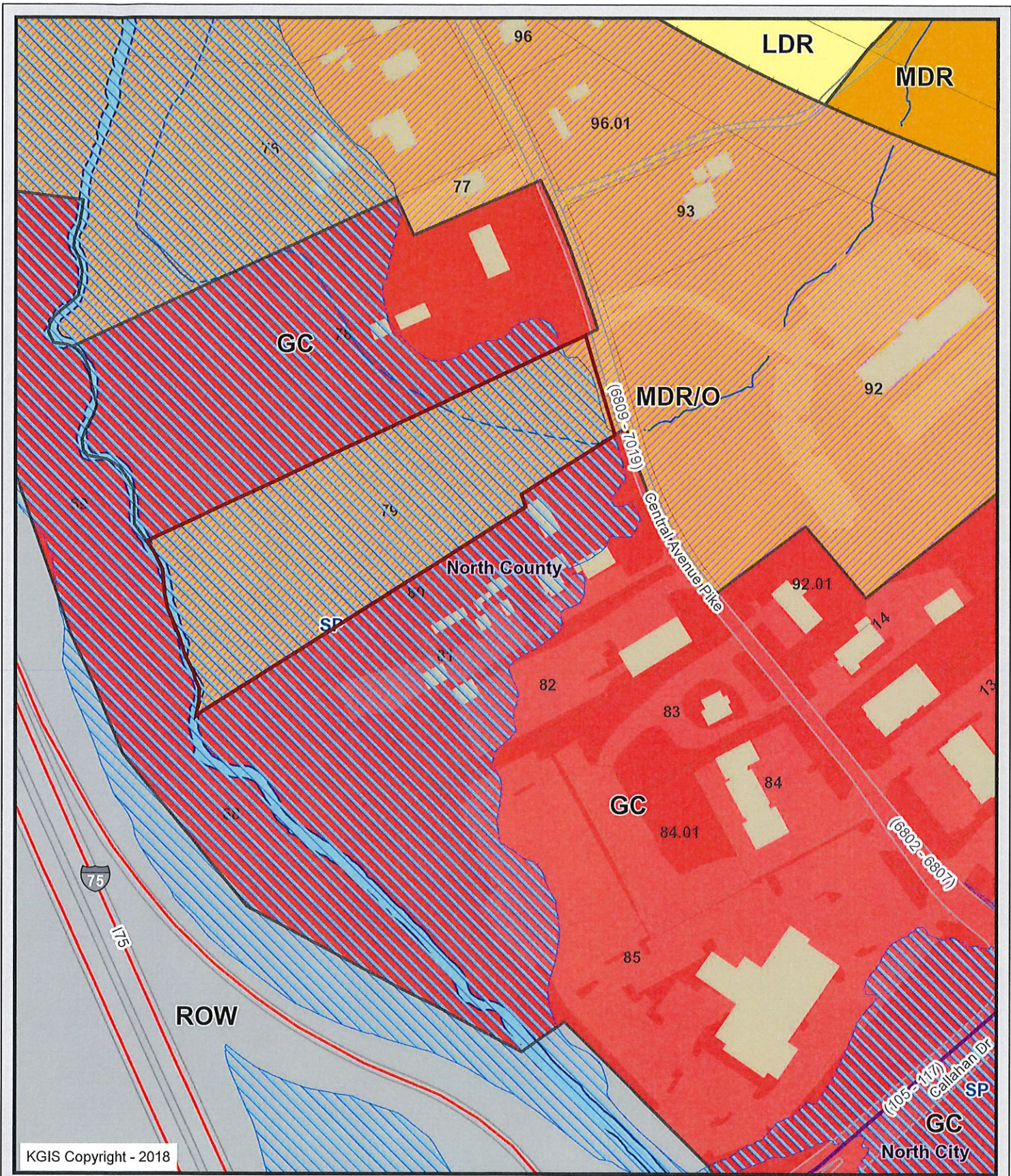
Company: MPC

Address: 400 Main Street, Suite 403

City: Knoxville State: TN Zip: 37902

Telephone: 215-3758

E-mail: gerald.green@knoxmpc.org

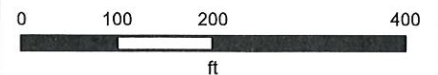


Letter Portrait

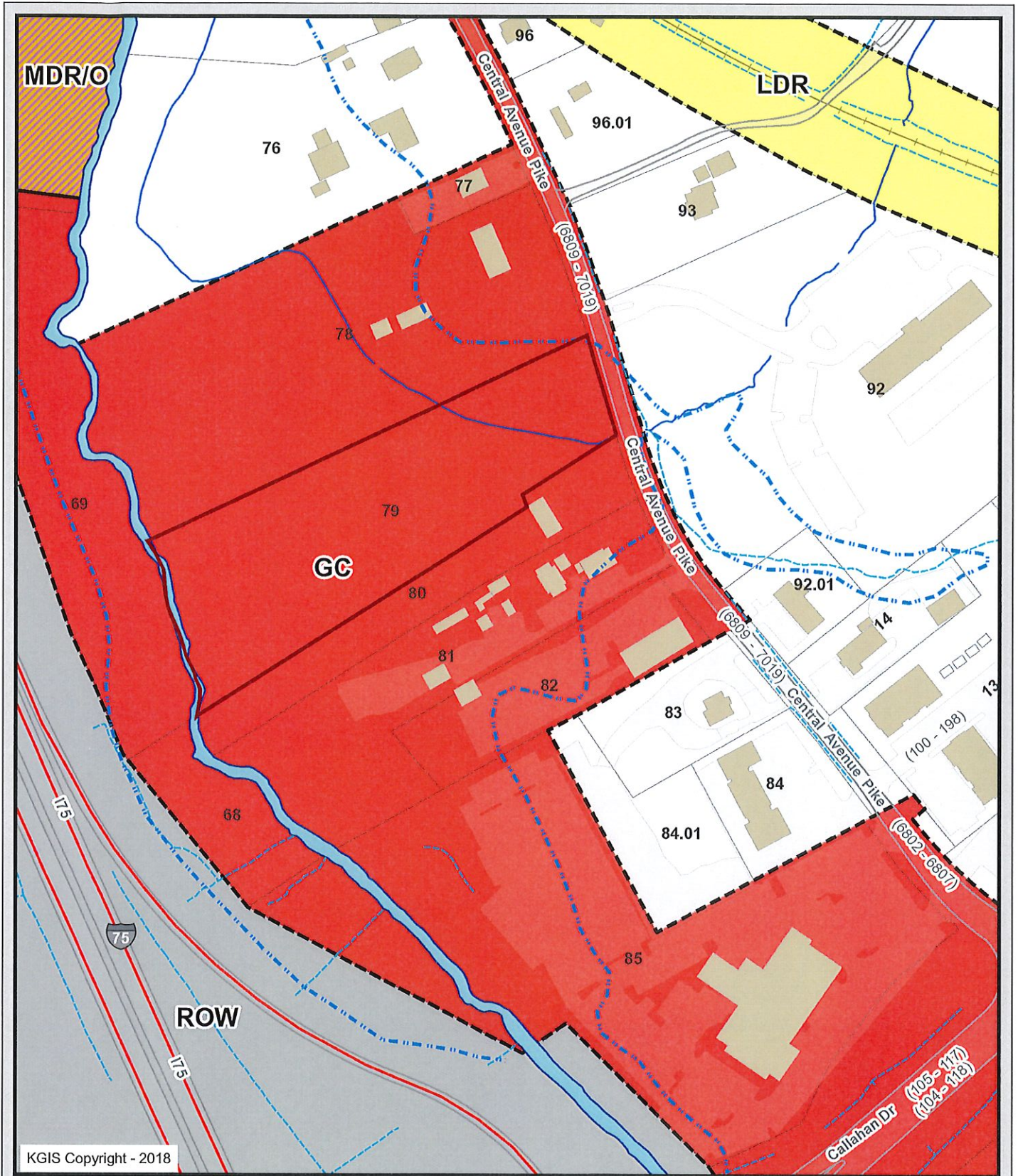
Knoxville - Knox County - KUB Geographic Information System



Printed: 7/18/2018 at 12:03:29 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

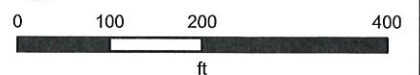


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 7/18/2018 at 12:04:57 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.