

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 11-E-20-SP      **Related File Number:** 11-M-20-RZ  
**Application Filed:** 9/30/2020      **Date of Revision:**  
**Applicant:** PATRICIA NELSON

## PROPERTY INFORMATION

**General Location:** South side of Osborne Road due north of Strawberry Plains Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 84 058      **Jurisdiction:** County  
**Size of Tract:** 4.15 acres  
**Accessibility:** Access is via Osborne Road, a major collector, with a pavement width of 17.4 feet within a right-of-way width of 60 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Wholesale  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Sector Plan:** East County      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The area is primarily single-family residential uses and approximately 1/5 mile outside of the Strawberry Plains Pike / I-40 interchange.

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

**Street:** 1630 Osborne Rd.  
**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:**  
**Extension of Zone:** No  
**History of Zoning:** None noted.

## 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:

Liz Albertson

Staff Recomm. (Abbr.):

Deny GC (General Commercial) designation because it is not consistent with the surrounding development or zoning.

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. There are no changing conditions that warrant amendment of the land use plan at this location.

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

1. There are no new roads or utilities that were not anticipated and make commercial development more feasible at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no significant errors or omissions in the plan.

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

1. There are no new trends in development or population in this area that warrants reconsideration of this area for commercial development.

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:

Denied

Meeting Date: 1/14/2021

Details of Action:

Summary of Action:

Deny GC (General Commercial) designation because it is not consistent with the surrounding development or zoning.

Date of Approval:

Date of Denial: 1/14/2021

Postponements: 11/12/2020,  
12/10/2020

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**