

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-M-22-RZ **Related File Number:**
Application Filed: 11/29/2021 **Date of Revision:**
Applicant: TRAVIS ANDERSON

PROPERTY INFORMATION

General Location: North of E. Emory Road, east side of Barnett Way, south side of Delozier Way
Other Parcel Info.:
Tax ID Number: 47 08306 **Jurisdiction:** County
Size of Tract: 1.55 acres
Accessibility: Access is via Barnett Way, a private road with 28-ft of pavement width within 50-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:** HI (Heavy Industrial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located north of E. Emory Rd in an older industrial area with a mix of commercial and industrial zoned properties.

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

Street: 630 Delozier Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Levan King Cranston

Staff Recomm. (Abbr.): Approve CB (Business and Manufacturing) zoning because it is consistent with the sector plan and existing development along E. Emory Rd.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This property is one of few undeveloped properties that remain in this stretch of the corridor.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic which may have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.

2. This area has sufficient infrastructure including roads and utilities that can support an expansion of commercial development on this property.

3. CB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. This area along E. Emory Rd has steadily transitioned to commercial zoning for a number of years.

2. It is not anticipated that this amendment will cause any adverse effects because numerous other properties are zoned CB nearby and more intensive uses are permitted by right in the current I (Industrial) zone.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The existing HI (Heavy Industrial) Sector Plan land use classification allows consideration of CB zoning for infill development. The HI classification is indented for older industrial areas which were intended for manufacturing, assembling, warehousing, and distribution similar to the intent of the CB zone.

2. The proposed amendment is not in conflict with any adopted plans.

Action: Approved

Meeting Date: 1/13/2022

Details of Action:

Summary of Action: Approve CB (Business and Manufacturing) zoning because it is consistent with the sector plan and existing development along E. Emory Rd.

Date of Approval: 1/13/2022

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: 2/22/2022

Ordinance Number:

Disposition of Case: Approved

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: