

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.):

Approve the CA (General Business) zone for a portion of parcel 083 082 and the RB (General Residential) and F (Floodway) zones for another portion of the parcel because it is a minor extension of an existing commercial node and consistent with the sector plan.

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 area is along a major intersection of two arterial streets, which are currently designated as GC and MDR in the sector plan. The applicant is requesting to expand a portion of the CA (General Business) zone and rezone another portion of the parcel to RB (General Residential), which is presently supported by the sector plan.
2. The addition of RB zoning at this location could increase the potential for residential development at this location because a portion of the site is currently zoned A (Agricultural).
3. Local data sources and national data trends note an increased demand for housing and this rezoning could enable additional opportunities for residential development.

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

1. The CA zone is for general retail business and services but not for manufacturing or for processing materials other than farm products. This intersection has CA zoning at this location currently, however, this request represents a minor extension of that existing zone district.
2. The RB zone provides for medium population density. The principal uses of land may range from houses to multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The RB zoning provides a transition zone between the commercial node and the adjacent agricultural, single family residential areas.

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. There are no negative impacts anticipated from the proposed rezoning. The existing Floodway zoning would be retained for this site as well.

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 proposed CA rezoning is consistent with the recommended expansion of the GC designation for this intersection and the RB zoning is consistent with the existing MDR designation for this parcel.
2. The proposed rezoning is compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan.
3. Rezoning is not in conflict with any other adopted plans or policies.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve the CA (General Business) zone for a portion of parcel 083 082 and the RB (General Residential) and F (Floodway) zones for another portion of the parcel because it is a minor extension of an existing commercial node and consistent with the sector plan.

Date of Approval: 1/12/2023

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: 2/21/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approve the CA (General Business) zone for a portion of parcel 083 082 and the PR (Planned Residential) and F (Floodway) zones for another portion of the parcel.

Date of Legislative Appeal:

Effective Date of Ordinance: