

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-V-23-RZ **Related File Number:**
Application Filed: 11/29/2022 **Date of Revision:**
Applicant: TAYLOR FORRESTER

PROPERTY INFORMATION

General Location: South of Thorn Grove Pike, East of Midway Rd
Other Parcel Info.:
Tax ID Number: 74 104 **Jurisdiction:** County
Size of Tract: 5.37 acres
Accessibility: Access is via Thorn Grove Pike, a minor arterial with a 35-ft pavement width within a 88-ft right-of-way. Access is also via Midway Rd, a minor arterial with a 20-ft pavement width within a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential, Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East County **Sector Plan Designation:** GC (General Commercial), HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is adjacent to 345 acre Midway Business Park and abuts multi family and single family homes.

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

Street: 9510 THORN GROVE 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:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), HP (Hillside Protection)

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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the CA (General Business) zone because it is consistent with the sector plan, subject to 1 condition.

Staff Recomm. (Full):

1. Provide the Type B landscape screening or a 12-ft wide undisturbed buffer along the property boundaries that are abutting residential properties.

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 COUNTY GENERALLY:

A. The East County Sector Plan designates this property for GC (General Commercial) uses. The CA (General Business) zone is permissible in the GC (General Commercial) land use classification.

B. This property is across the street from the 345-acre Midway Business Park an area which is expected to be developed into commercial uses.

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

1. This zone is for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. The area consists of single family, multi-family residential, and agricultural land uses. If approved as recommended by staff, a Type B landscape screen or a 12-ft wide undisturbed buffer will be required along the property boundaries that are abutting residential properties. This will help mitigate potential adverse impacts on these properties. Screening along the frontages of Thorn Grove Pike and Midway Rd is not required.

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. This rezoning is not conflict with the General Plan or any other adopted plans.

Action:

Approved with Conditions

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve the CA (General Business) zone because it is consistent with the sector plan, subject to 1 condition.

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: 5/22/2023

Ordinance Number:

Disposition of Case: Denied

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: