

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-X-23-RZ Related File Number: 1-K-23-SP
Application Filed: 12/5/2022 Date of Revision:
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: East side of Heiskell Rd, north of E Raccoon Valley Dr
Other Parcel Info.:
Tax ID Number: 36 028 (PART OF) Jurisdiction: County
Size of Tract: 0.53 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential), GC (General Com
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 9505 HEISKELL 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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), GC (General Commercial)
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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the CA (General Business) zone because it is a minor extension of this zone from the south, and it is consistent with surrounding development.

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. The current commercial node is heavily trafficked by the surrounding community, likely due to the fact that there are no other commercial services for many miles. Existing conditions point to the need for an expansion of the requested CA (General Business) zone to enable enhancement of this popular gathering place.

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

1. The CA (General Business) zone is intended for retail business and services, not manufacturing. The subject property's location next to a commercial node patronized by local residents is the appropriate context for a minor extension of the CA zone.

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 adverse impacts anticipated with the proposed rezoning. The subject property is a challenging place for its current A (Agricultural) zone because of its proximity to commercial zoning and an active stream with its half-acre size. It is an appropriate location for an extension of CA zoning.

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 rezoning is consistent with the recommended amendment to the sector plan.
2. The CA zone at this location is not in conflict with the General Plan or any other adopted plans.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve the CA (General Business) zone because it is a minor extension of this zone from the south, and it is consistent with surrounding development.

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

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: