

CASE SUMMARY

APPLICATION TYPE: REZONING

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-C-18-RZ **Related File Number:** 10-B-18-SP
Application Filed: 8/24/2018 **Date of Revision:**
Applicant: TJM PROPERTY LLC

PROPERTY INFORMATION

General Location: North side Asbury Rd, southeast of Asbury Cemetery Rd.
Other Parcel Info.:
Tax ID Number: 110 010 **Jurisdiction:** County
Size of Tract: 0.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Single family **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2804 Asbury Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: None
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: O (Office)

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 OB (Office, Medical and Related Services) zoning.

Staff Recomm. (Full): OB zoning at this location is compatible with the adjacent LDR (Low Density Residential) and I (Industrial) zoning as a transition zone district to buffer the adjacent residential neighborhood from the surrounding uses allowed by the existing industrial zoning.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 property is located in the Planned Growth Area on the Growth Policy Plan.
2. The proposed OB ((Office, Medical and Related Services) zoning is compatible with the scale and intensity of the adjacent agricultural, low density residential and office zones, it also allows the same uses as the RB (General Residential) zone district.
3. The area and surrounding zone districts have not changed substantially since the adoption of the 2010 East County Sector Plan.

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

1. The proposed amendment to OB zoning allows for general retail business and services, as well as any use permitted in the RB (General Residential) zone.

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

1. OB zoning compatible with the surrounding development and will have not have an impact on the adjacent low density residential properties.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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 East County Sector Plan proposes low density residential uses for this property, while not explicitly consistent with the requested OB zoning, the OB zoning does allow RB (General Residential) uses as well.
2. The uses allowed in the OB zone are consistent with transitional zoning concept between residential and commercial and industrial uses, as recommended in the Knoxville-Knox County General Plan.
3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 10/11/2018

Details of Action:

Summary of Action: APPROVE OB (Office, Medical and Related Services) zoning.

Date of Approval: 10/11/2018

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: 11/19/2018

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: