

CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



File Number: 10-C-19-RZ Related File Number: 10-C-19-SP
Application Filed: 8/2/2019 Date of Revision: 8/13/2019
Applicant: IGOR CHEBAN

PROPERTY INFORMATION

General Location: West side of Clinton Highway, north of Pleasant Ridge Road
Other Parcel Info.: Property is in the Hillside Protection Area
Tax ID Number: 67 PART OF 207 AND 20703 Jurisdiction: County
Size of Tract: 6.53 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Warehouse storage for HVAC business Density:
Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 6939 Clinton Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & CB (Business and Manufacturing)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: N/A
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PC (Planned Commercial) zoning [As demonstrated in Exhibit B] (Applicant requested CB).

Staff Recomm. (Full):

Staff recommends approval of PC zoning for an approximate 3.2 acre site as demonstrated in Exhibit B. The applicant requested an extension of the existing CB zoning at this location, however, PC zoning is a more appropriate zone because of the steep topography and access concerns along Clinton Highway. The PC zone will provide staff and the Planning Commission with an opportunity to review a development plan for this location.

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 population of the Northwest County Sector remains one of the fastest growing in Knox County.
- 2. Planned Commercial (PC) zoning will ensure that the development of additional commercial activities at this location will address existing and forecasted conditions at this location.

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

- 1. The PC zone, is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers.
- 2. A development plan for the planned commercial complex shall be submitted to the planning commission for approval as a use permitted on review.

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 PC zoning will allow for review of a development plan to ensure that issues may be addressed via the use-on-review process.

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 PC rezoning is consistent with the accompanying staff recommended plan amendment to GC.
- 2. This area is within the Planned Growth Area of the Growth Policy Plan.
- 3. This rezoning is consistent with all other adopted plans.

Action:

Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action:

Approve PC (Planned Commercial) zoning [As demonstrated in Exhibit B] (Applicant requested CB).

Date of Approval:

10/10/2019

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: 11/18/2019

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other": Approved CB for the portion as requested by the applicant

Amendments:

Approved CB for the portion as requested by the applicant

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: