

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-D-20-RZ **Related File Number:** 10-C-20-SP
Application Filed: 8/17/2020 **Date of Revision:**
Applicant: DANIEL D. & KIMBERLY OVERBEY

PROPERTY INFORMATION

General Location: At southeast quadrant of the roundabout intersection of Choto Road and S. Northshore Drive
Other Parcel Info.:
Tax ID Number: 162 M C 019 **Jurisdiction:** County
Size of Tract: 1.01 acres
Accessibility: This property has frontage on S. Northshore Drive and Choto Road. S. Northshore Drive is a minor arterial with a pavement width of 20.2 feet inside a right-of-way of 88 ft. Choto Road is a minor collector with a pavement width of 20.9 ft inside a right-of-way of 60 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a suburban area consisting of predominantly single family detached houses. There is a commercial node across the street at the northeast quadrant of the Choto Road/S. Northshore Drive intersection.

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

Street: 1615 Choto Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests: 12-D-01-RZ, 9-C-04-RZ, 5-H-10-RZ, 3-E-16-RZ
Extension of Zone: Yes, C-N zoning is across the Choto Road to the north
History of Zoning: Several rezoning requests have been denied since 2001: Case # 12-D-01-RZ (from A to CA), Case # 9-C-04-RZ (from A to CA), Case # 5-H-10-RZ (A to CN), and Case # 3-E-16-RZ (from A to OA)

PLAN INFORMATION (where applicable)

Residential) land use designation and would require a plan amendment. However, the intent of the CN land use classification is to provide pockets of Neighborhood Commercial in strategic areas rather than an extension of CN land use in a strip along arterials. The CN zoning and land use amendments on the parcels to the north were adjacent to large parcels zoned Agricultural at the time. The surrounding adjacent neighborhood came after the commercial development.

Action: Approved **Meeting Date:** 11/12/2020
Details of Action: The Planning Commission approved CN zoning citing a change in development pattern following a new condominium complex to the northeast of this site.
Summary of Action: The Planning Commission approved CN zoning citing a change in development pattern following a new condominium complex to the northeast of this site.
Date of Approval: 11/12/2020 **Date of Denial:** **Postponements:** 10/8/2020
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: 12/21/2020 **Date of Legislative Action, Second Reading:**
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: Approved **Disposition of Case, Second Reading:**
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**