

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-I-19-RZ **Related File Number:** 10-F-19-SP
Application Filed: 8/26/2019 **Date of Revision:**
Applicant: ERIC BRELSFORD / BRELSFORD PROPERTIES GENERAL PARTNERSHIP

PROPERTY INFORMATION

General Location: Northwest quadrant of the intersection of Parker Drive and Rutledge Pike
Other Parcel Info.: 5515 Parker Drive (060 07903) = 9.20 acres; 1575 Harris Road (060 079) = 24.66 acres; total = 33.86 acres
Tax ID Number: 60 07903 AND 60 079 **Jurisdiction:** County
Size of Tract: 33.86 acres
Accessibility: Parker Drive is a local road with an 18-foot pavement width and a 52-foot right-of-way width. Harris Road is a minor collector with an 18-foot pavement width and a 50-foot right-of-way width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant parcels
Surrounding Land Use:
Proposed Use: Warehouse / Office Park **Density:** n/a
Sector Plan: Northeast County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: These properties are bordered by low-density single-family residential on the north and west and commercial businesses on the east (across Harris Road and Rutledge Pike). The single-family residential in the RB zone to the west has a density of approximately 1.3 du/ac. The single-family residential in the PR zone to the north, though spatially separated, has a density of approximately 3.23 du/ac. Nearby businesses include heavy equipment sales and construction equipment/vehicle sales. Both Parker Drive and Rutledge Pike have a rural feel, with large expanses of green space and large warehouse-based businesses.

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

Street: 5515 Parker Drive and 1575 Harris Road
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests: None noted for this property
Extension of Zone: No
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium 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: Michelle Portier

Staff Recomm. (Abbr.): Approve PC (Planned Commercial) zoning subject to one condition.

Staff Recomm. (Full): Staff recommends approval of the requested PC (Planned Commercial) zoning since it would be compatible with surrounding commercial uses, subject to the conditions that a "Type A" landscaping screen, as found in the Landscaping Screening Design Guidelines, be installed along any shared boundaries with residential 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. There have been no significant changes in the area to warrant a rezoning. However, the proposed zone is compatible with the area.

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

- 1. The proposed amendment to PC-2 (Retail and Distribution Park District) zoning 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.
- 2. The PC zone requires a 50-foot peripheral boundary to be provided from the development boundary or any public street.
- 3. Rezonings 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 surrounding area contains a variety of commercial zones, including CB, I, I-2, and I-4. PC zoning is compatible with these zones, but the additional site requirements make PC zoning more appropriate than the commercial and industrial zones nearby since it is adjacent to residential properties.
- 2. This parcel is bordered by residential uses to the north and west. Therefore, landscaped screening should be provided as buffer. The "Type A" screen in the Landscape Screening Design Guidelines is designed for boundaries between commercial and adjoining residential areas and would be appropriate to use in this location.

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 property is located within the Urban Growth Boundary of the Growth Policy Plan.
2. The property is not in an HP area, but a small portion of the property has a significant slope of 25-40%.
3. Portions of this property are in the School Parental Responsibility Zone for Holston Middle School. However, pedestrians would need to cross Rutledge Pike to reach Holston Middle School, which would be unsafe due to the lack of pedestrian amenities in the area. Therefore, staff does not recommend providing sidewalks for this development.
4. This property is in FEMA Flood Zone X, but is not in a floodplain or floodway.

Action: Approved **Meeting Date:** 10/10/2019

Details of Action:

Summary of Action: Staff recommends approval of the requested PC (Planned Commercial) zoning, subject to the condition that a "Type A" landscaping screen, as found in the Landscaping Screening Design Guidelines, be installed along any shared boundaries with residential zoning, since it would be compatible with surrounding commercial uses.

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

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: