

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 10-J-21-RZ Related File Number: 10-G-21-SP
Application Filed: 8/25/2021 Date of Revision:
Applicant: JAMMIE DAVIS

PROPERTY INFORMATION

General Location: Northeast side of Oak Ridge Highway, northwest of Ridgeland Road and Raj Road intersection
Other Parcel Info.:
Tax ID Number: 79 K A 31 (PART OF) & 31.01 OTHER: (PART OF) **Jurisdiction:** County
Size of Tract: 4.85 acres
Accessibility: Access is via Oak Ridge Hwy, 4-lane a major arterial road with 92-ft of pavements width within a 130-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 0 Oak Ridge Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) (portion only)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: 3-C-90-RZ, 12-E-91-RZ & 6-K-99-RZ
Extension of Zone: Extention of commercial zoning
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & HP (Hillside Protection)
Requested Plan Category: GC (General Commercial) & HP (Hillside Protection)

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: Levan King Cranston

Staff Recomm. (Abbr.): Approve CA (General Business) zoning for all of Parcel 31 and the southern portion of Parcel 31.01 as shown in Exhibit A, because it is an extension of existing CA zoning and is consistent with existing development that borders Oak Ridge Highway.

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. Properties along Oak Ridge Highway have been transitioning from Agricultural zoning to Commercial zoning for a number of years.
- 2. Oak Ridge Highway was widened in 2014 to a five lane major arterial road. This upgraded facility can accommodate higher traffic volumes and therefore can better support commercial uses.

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 general retail business and services but not for manufacturing or for processing materials other than farm products.

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 proposed rezoning is consistent with the commercial character of properties to the west and south. The topography of the site provides some natural separation from the single-family residences to the east of these parcels.

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 amendment to the Northwest City Sector Plan amending these parcels to GC (General Commercial) designation would support CA (General Business) zoning.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve CA (General Business) zoning for all of Parcel 31 and the southern portion of Parcel 31.01 as shown in Exhibit A, because it is an extension of existing CA zoning and is consistent with existing development that borders Oak Ridge Highway.

Date of Approval: 10/14/2021

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: 11/15/2021

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: