

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-N-22-RZ **Related File Number:** 10-I-22-SP
Application Filed: 8/23/2022 **Date of Revision:**
Applicant: B&B BUILDERS

PROPERTY INFORMATION

General Location: West side of Central Avenue Pike, east side of I-75
Other Parcel Info.:
Tax ID Number: 68 073,074 **Jurisdiction:** County
Size of Tract: 11.61 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North City **Sector Plan Designation:** O (Office), LDR (Low Density Residential), HP (Hill)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 0 CENTRAL AVENUE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), A (Agricultural), T (Transition)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office), LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)
Requested Plan Category:

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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the OB (Office, Medical and Related Services) zone because it provides a transition zone to buffer the low density residential uses from the commercial zoning, subject to 1 condition.

Staff Recomm. (Full):

1) Providing a Type 'B' landscape screen along the north property line adjacent to the Briarwood Estate subdivision (see Exhibit B).

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. Providing additional opportunities for office and medium density residential uses in transitional areas between commercial corridors and low density residential areas is warranted.

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

- 1. The OB (Office, Medical, and Related Services) zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
- 2. The OB zone also allows residential uses consistent with the RB (General Residential) zone, which includes houses, duplexes, and multi-dwelling structures and developments.
- 3. The existing infrastructure in this area includes roads and utilities supporting the existing residential and commercial areas.

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 adjacent zone districts are commercial and agricultural with single family residential uses. The residential subdivision to the north is zoned A (Agricultural) but the lot sizes are more consistent with the RA (Low Density Residential) zone.
- 2. This rezoning will establish a larger transitional area from the commercial corridor than currently exists with the current T (Transitional) zone on parcel 068-074.
- 3. The recommended condition to require Type 'B' landscape screening will provide additional protection from adverse impacts for the Briarwood Estates subdivision to the north.

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 is consistent with the sector plan as amended.
- 2. The proposed amendment does not appear to be in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action:

Approve the OB (Office, Medical and Related Services) zone because it provides a transition zone to buffer the low density residential uses from the commercial zoning, subject to 1 condition.

Date of Approval:

10/6/2022

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: 11/21/2022

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: