

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 10-P-20-RZ **Related File Number:** 10-G-20-SP
Application Filed: 10/24/2020 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: North side of W. Marine Rd., west side of S. Chapman Hwy., east side of Smoky Grove Rd.
Other Parcel Info.: This request includes 0 W. Marine Rd, 115 W. Marine Rd., & 105 W. Marine Rd.
Tax ID Number: 137 22301, 22802, 22803, 22804 **Jurisdiction:** County
Size of Tract: 7.3 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South County **Sector Plan Designation:** GC (General Commercial) & MDR (Medium Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Mountain Grove and 0, 105 and 115 W. Marine Rd. Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & A (Agricultural)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: 12-O-04-RZ
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial) & 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: Liz Albertson

Staff Recomm. (Abbr.): Approve OB (Office, Medical and Related Services) zoning because it provides a transition zone to buffer the low density residential uses from the commercial zoning.

Staff Recomm. (Full):

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. No major changes have occurred in this area, however as the commercially zoned nodes continue to build out providing a lesser intense zone district to buffer the adjacent residential land uses become more necessary.

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 existing infrastructure in this area includes roads and utilities supporting the existing 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 primarily commercial.
2. This rezoning should benefit the adjacent residential areas as a transistional zone from the commercial corridor.

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: 10/8/2020

Details of Action:

Summary of Action: Approve OB (Office, Medical and Related Services) zoning because it provides a transition zone to buffer the low density residential uses from the commercial zoning.

Date of Approval: 10/8/2020

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: 11/16/2020

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: