CASE SUMMARY

APPLICATION TYPE: REZONING



NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number:	10-S-21-RZ	Related File Number:	10-M-21-SP
Application Filed:	9/1/2021	Date of Revision:	
Applicant:	GRAHAM CORPORATION		

PROPERTY INFORMATION

General Location:North side of Oak Ridge Highway, west of Weaver RoadOther Parcel Info.:Tax ID Number:78 136.02 (PART OF) & 137 OTHER: (PART OF)Jurisdiction: County

Size of Tract:

Accessibility:

F

GENERAL LAND USE INFORMATION

29 acres

Existing Land Use:

Surrounding Land Use:			
Proposed Use:			Density:
Sector Plan:	Northwest County	Sector Plan Designation:	LDR (Low Density Residential) & SP (Stream Prote
Growth Policy Plan:	Planned Growth Area		

Neighborhood Context:

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

Street:

7000 & 7038 Oak Ridge Hwy.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

A (Agricultural), PC (Planned Commercial) & OB (Office, Medical and Related Services)

Current Zoning: Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: 11-I-85-RZ; 12-J-93-RZ

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & SP (Stream Protection)

Requested Plan Category: LDR (Low Density Residential) & SP (Stream 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 C	OMMISSION ACTIO	N AND DISPOSITION	
Planner In Charge:	Liz Albertson			
Staff Recomm. (Abbr.):		nned Commercial) zoning be new commercial node.	cause of the property's proximity to	nedium density
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. This property is within 0.3 miles of the intersection of the commercial area at Oak Ridge Highway and Schaad Road. It was rezoned in 2017 to permit expansion of commercial at this node, in part because of the 2016 improvements on Oak Ridge Highway that begin at that intersection. 2. This area is also about 0.4 miles from MDR, MDR/O and HDR plan designations that can accommodate additional medium density residential growth in the future. 			
	 THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1. The PC, Planned Commercial Zone, is intended for a unified grouping of commercial buildings whic 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. A development plan for the planned commercial complex shall be submitted to the planning commission for approval as a use permitted on review. 3. Sites 20 acres or greater are the most ideal for the PC zone district and the 50-ft periphery boundar setback will allow space for various landscaping to buffer and soften the commercial uses from Oak Ridge Highway, more so than the CA or CB zone districts. 			
	COUNTY, NOR S AMENDMENT: 1. The proposed r ensure a high qua 2. The site plan re potential impacts 3. The greater per	HALL ANY DIRECT OR INE rezoning requires site plan re ality of design and mitigate p eview process will also allow to the adjacent stream and f ripheral setback required in	ADVERSELY AFFECT ANY OTHE DIRECT ADVERSE EFFECTS RESU eview and approval by the Planning (otential impacts to adjacent propertion the Planning Commission to conside loodplain area. this zone district will also help buffer way and the lesser intense land uses	ILT FROM SUCH Commission to es. er and address any any more intense
	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 recommended PC zone district is in compliance with the recommended Northwest County Sector Plan amendment to MU-CC (Mixed Use Community Commercial), which recommends a mix of residential and non-residential zone districts. 2. The amendment is in compliance with all other adopted plans.			
Action:	Approved as Mod	ified	Meeting Date:	10/14/2021
Details of Action:	Approve CA (General Business) zoning because it is a continuation of what is already there.			
Summary of Action:	Approve CA (General Business) zoning because it is a continuation of what is already there.			
Date of Approval:	10/14/2021	Date of Denial:	Postponements:	

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	Disposition of Case, Second Reading:		
If "Other":		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appeal:		Effective Date of Ordinance:		