

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 PC (Planned Commercial) zoning because of the property's proximity to medium density residential and a new commercial node.

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 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. 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 boundary 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.

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 requires site plan review and approval by the Planning Commission to ensure a high quality of design and mitigate potential impacts to adjacent properties.
2. The site plan review process will also allow the Planning Commission to consider and address any potential impacts to the adjacent stream and floodplain area.
3. The greater peripheral setback required in this zone district will also help buffer any more intense land use at this location from Oak Ridge Highway and the lesser intense land uses on adjacent properties.

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 Modified

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:

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

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: