

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-A-18-RZ

Related File Number:

Application Filed: 9/18/2018

Date of Revision:

Applicant: SAM FURROW

PROPERTY INFORMATION

General Location: East side of Thunder Ln., north of E. Emory Rd

Other Parcel Info.:

Tax ID Number: 47 J A 003

Jurisdiction: County

Size of Tract: 1.88 acres

Accessibility: Access is via Thunder Ln, a local street with 28' of pavement width within 50' of right-of-way, off of Emory Rd, a major arterial street with 4 lanes and a center turning lane within 95' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Hotel

Density:

Sector Plan: North County

Sector Plan Designation: GC (General Commercial)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with light industrial, commercial and office uses under various zones, as well as some single family residential to the east of the site.

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

Street: 7521 Thunder Ln

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services)

Previous Requests: 5-W-06-RZ: A (Agricultural) to CA (General Business)

Extension of Zone: No

History of Zoning: 5-W-06-RZ: Rezoned from A (Agricultural) to CA (General Business)

PLAN INFORMATION (where applicable)

Current Plan Category:

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:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE OB (Medical, Office and Related Services) zoning.

Staff Recomm. (Full):

OB zoning at this location is compatible with the adjacent commercial, office and industrial zoning.

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. The property is surrounded by a mix of commercial, office and light industrial uses, including a nearby hospital and medical offices.
- 2. The site is located in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

- 1. The OB zoning district, as stated in the Knox County Zoning Ordinance, 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.
- 2. The OB zoning district is for business offices, clinics, medical, and dental offices near residential neighborhoods, however, hotels and other supportive land uses are also permitted.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. OB zoning is compatible with the surrounding land uses.
- 2. OB zoning at this location does not adversely affect the surrounding area or any other part of the county.

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 North County Sector Plan proposes GC (General Commercial) for this area, and OB is compatible with the designation.
- 2. The request will not have any impact on the school system.

Action:

Approved

Meeting Date: 11/8/2018

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE OB (Medical, Office and Related Services) zoning.

Date of Approval:

11/8/2018

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: 12/17/2018

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: