

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 11-B-18-RZ **Related File Number:** 11-A-18-SP
Application Filed: 9/24/2018 **Date of Revision:**
Applicant: FIRST KNOX REALTY, LLC

PROPERTY INFORMATION

General Location: South side Everett Rd, west of Yarnell Rd
Other Parcel Info.:
Tax ID Number: 141 04114 **Jurisdiction:** County
Size of Tract: 14.45 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Mulching operation (Agriculture/Forestry/Vacant)
Surrounding Land Use:
Proposed Use: Office, Warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** A (Agricultural)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1215 Everett Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests: 9-K-03-RZ: CB for small area adjacent to I-40 right-of-way only
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)
Requested Plan Category: GC (General Commercial)

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, consistent with the requested GC sector plan recommendation.

Staff Recomm. (Full):

PC zoning at this location is compatible with the adjacent CB (Business and Manufacturing) zoning, near the interchange and adjacent to the interstate 40 right-of-way. The PC zone requires a public review of a development plan prior to construction so that any issues may be addressed through the design process.

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 located adjacent to the CB (Business and Manufacturing) zone for the commercial node at the I-40 and Watt Road/Everett Rd interchange.
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 PC zoning district, as stated in the Knox County Zoning Ordinance, is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. The objective of this zone is to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.
2. The PC zoning district is for office, commercial services and light distribution centers. It requires site plan review and complies with the requirements of the Knoxville-Knox County-Farragut Growth Policy Plan.

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. PC zoning is compatible with the surrounding land uses.
2. The PC zoning requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues related to the design. It will also give the opportunity for public comment at the MPC meeting.
3. Consideration of buffering to protect the neighboring area reserved for a multi-family development, as part of the Hickory Village use on review (3-A-16-UR), may be addressed during the PC use on review process for this site.
4. Protection of any creeks or streams that exist on the property may also be addressed through the PC use on review process.
5. A traffic impact study and/or a discussion between Knox County Engineering and MPC staff on the location of the access point considering the location within the curve on Yarnell Road, may be required as part of the use on review process.

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 Northwest County Sector Plan proposes agriculture for this property, however, the site has been used most recently as a mulching operation.
2. The request will not have any impact on the school system.
3. Access points, including realignment with Yarnell Road, and traffic patterns may be assessed in accordance with a traffic impact study or discussions with Knox County Engineering and MPC staff as

part of the development plan review for the PC (Planned Commercial) zone.

Action: Approved **Meeting Date:** 11/8/2018

Details of Action:

Summary of Action: APPROVE PC (Planned Commercial) zoning, consistent with the requested GC sector plan recommendation.

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:

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: