CASE SUMMARY

APPLICATION TYPE: REZONING

EAST COUNTY SECTOR PLAN AMENDMENT

File Number: 11-F-20-RZ Related File Number: 11-C-20-SP

Application Filed: 9/25/2020 **Date of Revision:**

Applicant: BWI ETN LLC DBA BLUE WATER INDUSTRIES (BWI)



PROPERTY INFORMATION

General Location: Asbury Road and Vaughn Lane

Other Parcel Info.: Parcel ID: 111 003, 111 004, 111 005, 111 006, 111 010, 111 011, 111 01101, 111 012, 111 014,

097 037, 097 039, 097 043

Tax ID Number: 111 002 OTHER: 111 003, 111 004, 111 005, 111 006, Jurisdiction: County

Size of Tract: 69.86 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: East County Sector Plan Designation: HIM, LI & GC

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 0, 3112, 3114, 3121, 3204, 3205, 3207, 3219, 3220 & 3221 Vaughn Ln & 2925 and 0 Asbury Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / CA (General Business)

Former Zoning:

Requested Zoning: I (Industrial)

Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: HIM (Mining), LI (Light Industrial) & GC (General Commercial)

Requested Plan Category: LI (Light Industrial)

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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 I (Industrial) zoning because it is consistent with the surrounding development.

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. The area has consisted of a mix of industrial and quarrying operations for many years.

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

- 1. The I (Industrial) zone is intended to provide for areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.
- 2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development proposed at a future time would be compatible with the surrounding land uses.

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 amendment does not adversely affect any other part of the county.
- 2. This area is already surrounded by extensive industrial and quarrying operations.

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 East County Sector plan as amended and not in

conflict with any other adopted plans.

Action: Approved Meeting Date: 11/12/2020

Details of Action:

Summary of Action: Approve I (Industrial) zoning because it is consistent with the surrounding development.

Date of Approval: 11/12/2020 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: 12/21/2020 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

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If "Other":	If "Other"

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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