

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-E-21-RZ                      Related File Number:  
Application Filed: 10/22/2021              Date of Revision:  
Applicant: BRUCE DUNCAN

## PROPERTY INFORMATION

General Location: West side of Maryville Pike  
Other Parcel Info.:  
Tax ID Number: 135 C C 001                      Jurisdiction: County  
Size of Tract: 0.3 acres  
Accessibility: Access is via Maryville Pike, a minor arterial road with 25-ft of pavement width within a 60-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Office and Single-family dwelling  
Surrounding Land Use:  
Proposed Use:    Density:  
Sector Plan: South County                      Sector Plan Designation: MDR (Medium Density Residential)  
Growth Policy Plan: Urban Growth Area  
Neighborhood Context: This property is located in an area with a mix of residential, commercial, industrial and quasi-public uses. Properties along this side of Maryville Pike also have frontage along a rail line.

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

Street: 2309 Maryville Pk.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)  
Former Zoning:  
Requested Zoning: T (Transition)  
Previous Requests:  
Extension of Zone: No  
History of Zoning: None noted

## 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: Levan King Cranston

Staff Recomm. (Abbr.): Approve T (Transition) zoning because it is consistent with the sector plan and because the property is located in a transition area between residential and commercial development.

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. The former Mayo seed warehouse site, a large industrially-zoned property located just northeast of this parcel, is currently being graded for redevelopment.
2. KGIS historic aerial photos identify that a commercial building has existed on the property since 1959.

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

1. The T (Transition) zone is intended for development that is compatible and harmonious with adjacent residential and commercial zones.

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. This property is located in an area with RB (General Residential) zoning to the south and CA (General Business) zoning to the north and south. T zoning permits similar uses to what is already permitted in this area, therefore it is not anticipated that any adverse effects will result from this proposed amendment.

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. T zoning is compatible with the existing MDR (Medium Density Residential) Sector Plan land use classification.
2. The proposed amendment is consistent with all other adopted plans.

Action: Approved

Meeting Date: 12/9/2021

Details of Action:

Summary of Action: Approve T (Transition) zoning because it is consistent with the sector plan and because the property is located in a transition area between residential and commercial development.

Date of Approval: 12/9/2021

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: 1/24/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**