

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-G-21-RZ      Related File Number: 12-A-21-SP  
Application Filed: 10/25/2021      Date of Revision:  
Applicant: ROBERT W. MONDAY

## PROPERTY INFORMATION

General Location: East of Dresser Road, south of Mount Vernon Drive  
Other Parcel Info.:  
Tax ID Number: 122 O J 005      Jurisdiction: County  
Size of Tract: 1.21 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:      Density:  
Sector Plan: South County      Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Urban Growth Area  
Neighborhood Context:

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

Street: 2816 Alcoa Hwy.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) & RA (Low Density Residential)  
Former Zoning:  
Requested Zoning: SC (Shopping Center)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)  
Requested Plan Category: MU-SD (Mixed Use Special District)

**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 SC (Shopping Center) zoning because it is a minor extension of the existing zoning.

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 area is adjacent to the major infrastructure improvements for Alcoa Highway. This parcel is also immediately adjacent to the recently completed new frontage road and flyover, Dresser Road.
- 2. An existing entrance onto Dresser Road was provided as part of the frontage road improvements for this parcel and access to Mt. Vernon Road became access-controlled.

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

- 1. The SC (Shopping Center) Zone is intended to encourage and insure the development of unified retail shopping centers which will promote the public health, safety, morals, and general welfare for the citizens of the county.
- 2. The purpose of the SC zone district is: a) to promote safe and efficient movement of traffic within the site of the shopping center and in connection with adjacent access streets, b) to lessen the adverse effects such shopping centers might have on the uses of adjacent land, and c) to prohibit the development of uses of a heavy repair, wholesaling, industrial, and residential character in SC, Shopping Center Zones.
- 3. The SC zone district requires a development plan to be approved by the Planning Commission.

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. Where adjacent to residentially zoned properties, the SC zone district requires a 50-ft setback and screening as part of a development plan.
- 2. The required review of a development plan by the Planning Commission for this zone district encourages impacts to be addressed through site design.
- 3. An access-control fence was installed along the north and west sides of the property, limiting entrance for the parcel onto Dresser Road only.

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 SC zone district is in compliance with the recommended South County Sector Plan amendment to MU-SD SCO-3 (Alcoa Highway Small Area).
- 2. The amendment is in compliance with all other adopted plans.

Action:

Withdrawn

Meeting Date: 1/13/2022

Details of Action:

Withdrawn at the request of the applicant.

Summary of Action:

Withdrawn at the request of the applicant.

Date of Approval:

Date of Denial:

Postponements: 12/9/2021

Date of Withdrawal: 12/8/2022

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: