

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-H-22-RZ Related File Number:
Application Filed: 10/21/2022 Date of Revision:
Applicant: BENJAMIN MULLINS

PROPERTY INFORMATION

General Location: W of Gallaher View Rd, north of Walbrook Dr
Other Parcel Info.:
Tax ID Number: 119 L A 00116 Jurisdiction: County
Size of Tract: 0.54 acres
Accessibility: Access is via N Gallaher View Road, a four lane minor arterial with a turning lane within a right-of-way width of 100-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Commercial
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest County Sector Plan Designation: CC (Community Commercial)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is a primarily a commercial node surrounded by office and multi-family residential adjacent to I-40 between Walker Springs and N Gallaher View Road.

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

Street: 0 N GALLAHER VIEW RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: CC (Community Commercial)
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.):

Approve CB (Business and Manufacturing) 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. This area is a commercial node surrounded by office and multifamily residential. An adjacent rezoning was recently approved in May 2022 for PR up to 23/du per acre for a multi-family residential development.

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

1. The CB zone provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties.

2. This area is adjacent to Sam's Club and a Wal-mart, both with Regional Commercial zoning in the City.

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 commercial area is surrounded by two minor arterials and a major collector with interparcel access between the commercially zoned properties, as well as direct access onto the adjacent right-of-ways. The addition of an approximate half acre of CB zoning is not anticipated to create adverse effects.

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 CC (Community Commercial) sector plan designation.

2. The proposed amendment is also in conflict with the Growth Policy Plan.

Action:

Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action:

Approve CB (Business and Manufacturing) because it is consistent with the surrounding development.

Date of Approval:

12/8/2022

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: 1/23/2023

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: