

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-I-22-RZ **Related File Number:**
Application Filed: 10/24/2022 **Date of Revision:**
Applicant: BENJAMIN MULLINS

PROPERTY INFORMATION

General Location: Northeast side of Keller Bend Rd, north of Hunter Valley Ln
Other Parcel Info.:
Tax ID Number: 155 00901 **Jurisdiction:** County
Size of Tract: 5.11 acres
Accessibility: Access is via Keller Bend Rd, a minor collector with a pavement width of 22-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** O (Office), W (Water), HP (Hillside Protection), SP
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The existing development on Keller Bend Road, north of I-140, is primarily office uses in the OP (Office Park), OB (Office, Medical, and Related Services), and OA (Office Park) zones. There are also residential uses in the A (Agricultural) and RN-1 (Single-Family Residential Neighborhood) zones.

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

Street: 2110 KELLER BEND RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: F (Floodway), OA (Office Park)
Former Zoning:
Requested Zoning: F (Floodway), OB (Office, Medical, and Related Services) & OB/F (Office, Medical, and Related Services/Floodway)
Previous Requests:
Extension of Zone: No
History of Zoning: The property was rezoned from A to OA in 1991 (6-D-91-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office), W (Water), HP (Hillside Protection), SP (Stream Protection)

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 OB zone is consistent with the O (Office) designation of the Southwest County Sector Plan.
2. The limited rezoning of the F (Floodway) zone to OB/F (Office, Medical, and Related Services/Floodway) is consistent with the W (Water) and SP (Stream Protection) designation of the Southwest County Sector Plan. The intended environmental protections of these land use classifications and F (Floodway) zoning are maintained via the application of the Knox County stormwater regulations during the permitting review process.
3. The rezoning is not in conflict with any other adopted plans or policies.

Action: Approved **Meeting Date:** 12/8/2022

Details of Action:

Summary of Action: Approve the F (Floodway) zone for the area below the 813 contour, the OB/F (Office, Medical, and Related Services/Floodway) zones for the area between the 813 contour and the current OA (Office Park) zoning boundary, and the OB (Office, Medical, and Related Services) zone for the remainder of the property, as shown in Exhibit A, 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

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: