CASE SUMMARY APPLICATION TYPE: REZONING



File Number:	12-I-22-RZ
Application Filed:	10/24/2022
Applicant:	BENJAMIN MULLINS

PROPERTY INFORM	ATION					
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:			Dens	ity:		
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.					

Related File Number: Date of Revision:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)			
Street:	2110 KELLER BEND RD		

Street:

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)

O (Office), W (Water), HP (Hillside Protection), SP (Stream Protection) **Current 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:	Mike Reynolds				
Staff Recomm. (Abbr.):	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.				
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: 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. Local data sources and national data trends note an increased demand for a range of housing opportunities. The OB (Office, Medical, and Related Services) zone will allow more flexibility to use the site for either office or residential purposes, consistent with the existing development on the site and the surrounding area. 				
	 THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1. The subject property and a property to the east are zoned OA (Office Park) with office uses in structures that were originally constructed as residential houses, or appear to be residential houses. 2. The OA zone is intended for the development of large office parks and does not allow residential uses. However, it can be used for smaller office structures/developments. 3. The OB (Office, Medical, and Related Services) zone is specifically intended for smaller, separate office buildings and allows residential uses. 4. The F (Floodway) zone allows consideration of a "limited rezoning" per Section 5.70.05 of the Knox County Zoning Ordinance. The F zone may be rezoned to any requested zoning classification; provided however, that such rezoning, if otherwise appropriate, shall be granted subject to all requirements, conditions and regulations relating to grading, filling, drainage and general site preparations established by and placed on said property by the planning commission, the county engineer or the county 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: No new structures or fill can be placed below the "no-fill line" shown in Exhibit B. The "no-fill line" is a requirement of the Knox County Stormwater Ordinance. Verification of sight distance at the driveway is required before building permits can be issued for new construction. The 813 contour is the typical summer pool elevation for Fort Loudoun Reservoir. Land area below this contour is considered below water and cannot be counted toward the lot land area for the purposes of standards in the Knox County Zoning Ordinance, such as for minimum lot sizes and calculating allowed residential density. 				
	THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE				

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	 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:	Ро	stponements:	
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:				
	LEGISLA	TIVE ACTION A	ND DISPOSITIO	N	
Legislative Body:	Knox County Commission				
Date of Legislative Action:	1/23/2023		Date of Legislative Action, Second Reading:		
Ordinance Number:		Othe	r Ordinance Number F	References:	
Disposition of Case:	Approved	Dispo	osition of Case, Seco	nd Reading:	
If "Other":		lf "Ot	her":		
Amendments:		Amer	ndments:		
Date of Legislative Appeal:		Effec	tive Date of Ordinanc	e:	