

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 the PC (Planned Commercial) zone because it is an extension of the zone district and requires development plan review to ensure the highest quality site design.

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 has continued to grow as a commercial node since Callahan Drive was constructed connecting this area directly to an interstate interchange with I-75, and as the Northwest Connector and improvements to Schaad Road have occurred linking residential area west of this area to the community commercial node.
2. Outparcel development has also continued since the original development of the large retail commercial development under the PC zone district.
3. The adjacent single family residential neighborhood along Cherrybrook Drive began being built out in the late 1960s and remains a residential neighborhood today. Additional buffers and landscaping could be conditioned as part of the development plan review by the Planning Commission to ensure the protection of the adjacent residential area. The required development plan review may also provide an opportunity for staff to review and ensure that pedestrian and vehicle connectivity between the existing commercial node and the proposed expansion of the commercial area are well coordinated and connected to the existing transit line along Clinton Highway.

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

1. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.
2. This is a large commercial site and the applicant is requesting to expand the commercial zoning to approximately 33 acres adjacent to an established single family residential neighborhood. A development plan will be required to be reviewed by the Planning Commission and the PC zone district requires a periphery setback of 50-ft, while the CA zone does not require a periphery setback.

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. There are concerns related to the expansion of the commercial uses adjacent to the single family residential area, however, the required development plan review and periphery boundary setback of 50-ft within the PC zone district provide the Planning Commission with an opportunity to support site design that would protect the adjacent neighborhood as additional commercial outparcel development is proposed.

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 rezoning is consistent with the recommended amendment expanding the CC land use classification of the sector plan.
2. The PC zone at this location is not in conflict with the General Plan or any other adopted plans.

Action:

Approved

Meeting Date: 2/9/2023

Details of Action:

Summary of Action: Approve the PC (Planned Commercial) zone because it is an extension of the zone district and requires development plan review to ensure the highest quality site design.

Date of Approval: 2/9/2023

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: 3/27/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved CA (General Business)

Date of Legislative Appeal:

Effective Date of Ordinance: