

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-D-22-RZ
Application Filed: 12/21/2021
Applicant: OMID SOHRAB

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side of Oak Ridge Hwy., south of Jim Jones Ln., north of Solway Rd.
Other Parcel Info.:
Tax ID Number: 89 04201 **Jurisdiction:** County
Size of Tract: 5.44 acres
Accessibility: Access is via Jim Jones Lane, a local street with a pavement width of 28-ft with a right of way width of 93-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily a commercial and industrial area between Oak Ridge Highway and the railroad.

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

Street: 5000 Jim Jones Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
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:
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) zoning because it is consistent with the surrounding development and the Northwest County Sector Plan.

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 site is within approximately 500-ft of the the forthcoming interchange modifications at Oak Ridge Highway and Pellissippi Parkway that will include an additional (new) ramp for westbound to southbound movement.

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

1. The CB (Business and Manufacturing) 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. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.

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 area is shown as GC (General Commercial) on the Northwest County Sector Plan because it located adjacent to a major arterial and a railroad line.

2. Existing adjacent uses include right-of-way for the railroad, Oak Ridge Highway and a commercially zoned self-storage business. The site is not immediately adjacent to residential or institutional uses, which are noted as being incompatible with the uses permitted in the CB zone district.

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 Northwest County Sector Plan's designation of GC (General Commercial) at this location allows consideration of the the CB zone district.

2. The proposed amendment is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 2/10/2022

Details of Action:

Summary of Action: Approve CB (Business and Manufacturing) zoning because it is consistent with the surrounding development and the Northwest County Sector Plan.

Date of Approval: 2/10/2022

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: 3/28/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: