

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-D-23-RZ

Related File Number: 2-B-23-SP

Application Filed: 12/28/2022

Date of Revision:

Applicant: ABIT USA, INC.

PROPERTY INFORMATION

General Location: South side of Thorn Grove Pike, southeast side of Rosebud Ln

Other Parcel Info.:

Tax ID Number: 74 109, 110 (PART OF)

Jurisdiction: County

Size of Tract: 7.1 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Rural Residential

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: East County

Sector Plan Designation: GC (General Commercial), HP (Hillside Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 9700 THORN GROVE PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION *(where applicable)*

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: EC (Employment Center)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION *(where applicable)*

Current Plan Category: GC (General Commercial), HP (Hillside Protection)

Requested Plan Category: BP-1 (Business Park Type 1)

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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the EC (Employment Center) zone because it is a minor extension of an existing business park and is consistent with the 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 COUNTY GENERALLY:

1. The requested EC (Employment Center) zoning is a minor extension of EC from the north side of property.

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

1. This zoning district is intended to encourage development of business parks and other employment centers that will contribute to the future economic well being of the county; to provide standards and procedures that will minimize any conflicts or adverse impacts of these developments with other properties, public roads or facilities; to provide a zoning district for use in areas meeting the locational standards for industrial parks and technology based development contained in the Knoxville-Knox County General Plan; and to provide a zoning district for business and technology park development that requires site plan review and complies with the requirements of the Farragut-Knoxville-Knox County Growth Policy Plan.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. EC (Employment Center) is the most appropriate zoning district for development as it requires public review of a development plan prior to any construction. Development standards include landscaping and buffering.

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 recommended amendment for the East County Sector Plan to EC (Employment Center) makes the proposed rezoning consistent with the land use plan and all other adopted plans.

Action:

Approved

Meeting Date: 2/9/2023

Details of Action:

Summary of Action:

Approve the EC (Employment Center) zone because it is a minor extension of an existing business park and is consistent with the sector plan.

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

Ordinance Number:

Disposition of Case: Denied

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: