

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-E-22-RZ **Related File Number:** 2-A-22-SP
Application Filed: 12/28/2021 **Date of Revision:**
Applicant: DAN AMANNS, JR. / STORE SAFE STORAGE

PROPERTY INFORMATION

General Location: North side of Murray Dr., west of Primus Dr. and I-75
Other Parcel Info.:
Tax ID Number: 68 088 **Jurisdiction:** County
Size of Tract: 1.67 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 325 Murray Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business) and RA (Low Density Residential)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: GC (General Commercial)

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 CA (General Business) zoning for a portion of property as proposed in Exhibit A because it is a minor extension of the zone district, also approve RA (Low Density Residential) zoning for a portion of the property as proposed in Exhibit A because it 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 CITY/COUNTY GENERALLY:

1. This commercial area has been expanding since 2014 and the expansion of the existing use of self-storage facilities follows a trend in development that has been occurring nationwide for the last 10-20 years.

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

1. The proposed amendment to CA zoning is intended for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.

2. The proposed amendment to RA zoning is intended for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

3. The proposed amendment to RA zoning as recommended in Exhibit A is consistent with the dimensional requirements of the zone district. The area as proposed by applicant demonstrates an area approximately of 15,000 square feet and bisects an existing accessory structure for the residential use on the property. If sewer isn't provided on this property for the residential home, then this area proposed for RA zoning by the applicant is sub-standard for the intensity of use requirements in the zone district.

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. Staff is proposing to limit the expansion of the existing CA zoning to the area defined in Exhibit A to reduce the potential for impacts to the neighboring low density residential uses.

2. Several existing residential lot sizes in this area are already sub-standard for the existing A (Agricultural) zone district which requires 1 acre per dwelling unit. The smaller residential parcels are more in line with the dimensional standards of the RA (Low Density Residential) zone district which allows minimum lot sizes down to 10,000 square feet, if sewer, or 20,000 square feet if not sewer.

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 amendment is consistent with all other adopted plans.

Action:

Approved

Meeting Date: 3/10/2022

Details of Action:

Summary of Action:

Approve CA (General Business) zoning for a portion of property as proposed in Exhibit A because it is a minor extension of the zone district, also approve RA (Low Density Residential) zoning for a portion of the property as proposed in Exhibit A because it is consistent with the sector plan.

Date of Approval: 3/10/2022

Date of Denial:

Postponements: 2/10/2022

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 4/25/2022

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: