

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 4-C-19-RZ                      **Related File Number:**  
**Application Filed:** 2/14/2019              **Date of Revision:**  
**Applicant:** HUBBS LAND MANAGEMENT, LLC

## PROPERTY INFORMATION

**General Location:** Southwest side of N. Watt Road, south of Palestine Lane  
**Other Parcel Info.:** The rezoning is for the small portion of this parcel that is still zoned Agriculture  
**Tax ID Number:** 151 00102                      **Jurisdiction:** County  
**Size of Tract:** 0.44 acres  
**Accessibility:** Access is via N. Watt Rd., a major arterial, with a pavement width of 38' feet within a right-of-way of 112' feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculrural  
**Surrounding Land Use:**  
**Proposed Use:** Any use allowed in the CB zone                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Agricultural  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The surrounding area a mix of commercial, office and agriculture/forestry/vacant land, near the interchange of I-40 and Watt Rd.

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

**Street:** 0 N. Watt Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:**  
**Extension of Zone:** Extension of surrounding CB zoning  
**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.):

RECOMMEND that County Commission APPROVE CB (Business and Manufacturing) zoning.

Staff Recomm. (Full):

Staff recommends approval of the extension of the surrounding CB zone district, which is in line with the GC (General Commercial) land use plan designation for the area.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. The property is located within the Planned Growth Area of the Growth Policy Plan.
2. The Southwest County Sector Plan allows consideration of CB zoning within the GC designated areas.

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

1. The proposed amendment to CB zoning 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 which often has 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 AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. CB zoning is compatible with the existing GC designation and is an extension of the surrounding CB zoning.

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 request for CB (Business and Manufacturing) is consistent with and not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 4/11/2019

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE CB (Business and Manufacturing) zoning.

Date of Approval:

4/11/2019

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: 5/28/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**