

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 4-D-20-RZ Related File Number: 4-E-20-SP
Application Filed: 2/19/2020 Date of Revision:
Applicant: BENJAMIN C. MULLINS / O.B.O. CRIPPEN GAP, LLC

PROPERTY INFORMATION

General Location: North of Mynatt Rd., west of Maynardville Pk., off Shottsman Ln.
Other Parcel Info.: Request sector plan amendment for 6.6 acres, request rezoning for only 4.4 acres
Tax ID Number: 48 C A 00201 Jurisdiction: County
Size of Tract: 6.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North County Sector Plan Designation: O (Office)
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 3815 Shotsman Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & I (Industrial)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
Requested Plan Category: LI (Light Industrial)

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:

Staff Recomm. (Abbr.): Approve the I (Industrial) zoning as an extension of the existing zoning on the parcel and recognizing the existing land uses on the property.

Staff Recomm. (Full):

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. This parcel has I (Industrial) zoning on a portion of the property currently and the existing land uses are industrial and/or heavy commercial.

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

1. The proposed amendment to I zoning is intended to provide for areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial 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. In the I (Industrial) zone district more intense industrial uses, such as salvage yards require an additional separation of 300 feet from any established residential zones.
- 2. Section 4.10.11 requires additional landscape screening for commercial and industrial uses when adjacent to residential uses to mitigate the impacts of development.
- 2. This proposed amendment should not adversely affect any other part of the county.

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 and not in conflict with any other adopted plan.

Action: Approved

Meeting Date: 4/9/2020

Details of Action:

Summary of Action: Approve the I (Industrial) zoning as an extension of the existing zoning on the parcel and recognizing the existing land uses on the property.

Date of Approval: 4/9/2020

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: 5/26/2020

Date of Legislative Action, Second Reading

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: