

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-E-19-RZ **Related File Number:**
Application Filed: 2/22/2019 **Date of Revision:**
Applicant: TRAVIS BURKHALTER

PROPERTY INFORMATION

General Location: West side Diggs Gapp Road, south of E. Raccoon Valley Drive
Other Parcel Info.: Request also includes 9511 Diggs Gap Road
Tax ID Number: 26 101 **Jurisdiction:** County
Size of Tract: 1 acres
Accessibility: Access is via Diggs Gap Road, a minor collector, with a pavement width of 20' feet and a right-of-way width of 30' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: CA zoning will allow subdivision of property into residential lots without being impacted by the sector plan. **Density:**
Sector Plan: North County **Sector Plan Designation:** MU-SD, NCO-5
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is a mix of commercial and industrial uses adjacent to the I-75 / Raccoon Valley Dr interchange.

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

Street: 9513 Diggs Gap Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone:
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 CA (General Business) zoning.

Staff Recomm. (Full):

Staff recommends approval of the CA (General Business) zone district, which is in line with the MU-SD (Mixed Use Special District) NCO-5: I-75/Raccoon Valley Industrial & Commercial Center, 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 North County Sector Plan allows consideration of CA within the MU-SD NCO-5 mixed use district.

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

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

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. CA zoning is compatible with the existing MU-SD designation for the area.

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 CA (General Business) zoning 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 CA (General Business) 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: