## **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 4-I-16-RZ Related File Number:

Application Filed: 2/22/2016 Date of Revision:

Applicant: UNIQUE BY NATURE



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

Density:

## PROPERTY INFORMATION

General Location: Northwest side Walker Springs Rd., west of N. Gallaher View Rd.

Other Parcel Info.:

Tax ID Number: 119 E C PART OF 022 OTHER: WEST OF WALKER SPRI Jurisdiction: County

Size of Tract: 5.5 acres

Accessibility: Access is via Walker Springs Rd., a minor arterial street with 4 lanes and a center turn lane having 56'

of pavement width within 120' of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Open air walking trail with vendors displaying and selling home

improvement services and materials (landscaping, trees, flowers,

mulch, hardscapes)

Sector Plan: Northwest County Sector Plan Designation: STPA

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This site is located to the north of Walmart and Sam's Club in a large vacant area, mostly zoned CA. A

good portion of this area is within the 100 year floodplain of Ten Mile Creek. Residential uses are

located to the north and west of the Ten Mile Creek.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: RA (Low Density Residential) and F (Floodway)

Former Zoning:

Requested Zoning: CA (General Business) and F (Floodway)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of CA from the south and east

History of Zoning: None noted

## PLAN INFORMATION (where applicable)

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**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.:

## MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE CA (General Business) and F (Floodway) zoning,

as requested.

Staff Recomm. (Full): CA zoning at this location is an extension of zoning from the south and east, is consistent with the

sector plan proposal and is compatible with surrounding zoning.

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. With the exception of this one, all of the properties in the floodplain area to the north of Walmart and Sam's Club is zoned CA.

2. The site is accessed from Walker Springs Rd., a four-lane, minor arterial street with sufficient capacity to support CA development.

3. The majority of the surrounding area is already zoned for commercial uses. Residential uses are located to the north and west, separated by Ten Mile Creek and Walker Springs Rd.

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

- 1. The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.
- 2. Based on the above description and intent, this property is appropriate to be rezoned to CA, as requested.

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. Public water and sewer utilities are available in the area, but may have to be extended to serve the site
- 2. Establishment of CA zoning at this location would have little to no adverse impact on surrounding properties.
- 3. This proposed amendment of the zoning map will not adversely affect any other part of the County.
- 4. A large portion of the property is located within the 100-year floodplain of Ten Mile Creek. The applicant will have to meet all requirements of Knox County Engineering as the property is developed, including, but not limited to, establishing a minimum floor elevation for any proposed structures.

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 Northwest County Sector Plan proposes commercial uses and stream protection for this site, consistent with the proposed CA and F zoning.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved Meeting Date: 4/14/2016

**Details of Action:** 

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Summary of Action: Recommend the Knox County Commission approve CA (General Business) and F (Floodway) zoning,

as requested.

Date of Approval: 4/14/2016 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: 5/23/2016 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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