

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-J-22-RZ

Related File Number: 4-D-22-SP

Application Filed: 2/25/2022

Date of Revision:

Applicant: DENNIS PATTERSON

PROPERTY INFORMATION

General Location: East side of Old Maynardville Pike, west side of Maynardville Pike at intersection with Loyston Road

Other Parcel Info.:

Tax ID Number: 3 080, 08001, 067 & 066 OTHER: (PART OF) **Jurisdiction:** County

Size of Tract: 3.35 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: **Density:**

Sector Plan: North County **Sector Plan Designation:** RC (Rural Commercial), AG (Agricultural) & HP (Hil

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 9202 , 9204, 9210, & part of 9216 Old Maynardville Pk.

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:

PLAN INFORMATION (where applicable)

Current Plan Category: RC (Rural Commercial), A (Agricultural) & HP (Hillside Protection)

Requested Plan Category: RC (Rural Commercial) & HP (Hillside Protection)

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 CR (Rural Commercial) zoning because it is consistent with the surrounding rural development.

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) The road improvements at Maynardville Pike and Loyston Road make CR (Rural Commercial) zoning more feasible.

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

1) The CR (Rural Commercial) zoning is intended for limited retail and service uses for outlying rural areas. This zoning should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas, which is met by this location.

2) Development standards, including landscaping requirements, are included within the CR zone district to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.

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) The limited retail and service uses permitted in the CR zone, along with the landscaping standards, are intended to reduce any impact the the surrounding rural 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 proposed zoning change is in compliance with the recommended RC (Rural Commercial) classification of the area and not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action:

Approve CR (Rural Commercial) zoning because it is consistent with the surrounding rural development.

Date of Approval:

4/14/2022

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: 6/27/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: