

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-L-21-RZ **Related File Number:** 4-H-21-SP
Application Filed: 2/22/2021 **Date of Revision:**
Applicant: WILMA CARDIN / ROBERT VAUGHN

PROPERTY INFORMATION

General Location: North side of Asheville Highway, due east of Cedar Ridge Road
Other Parcel Info.:
Tax ID Number: 62 21101 **Jurisdiction:** County
Size of Tract: 1.78 acres
Accessibility: Access is via Asheville Hwy a four-lane divided with median, a major arterial road with 78ft of pavement and 150ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single family residential)
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East County **Sector Plan Designation:** MU-SD ECO-6
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located on the north side of Asheville Hwy in an area with a mix of commercial and low density residential uses in the CA, and A zones.

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

Street: 8535 Asheville Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone: Yes
History of Zoning:

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.):

Approve OB (Office, Medical and Related Services) zone because it is consistent with the adjacent development.

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. The population of Knox County continues to grow and additional opportunities for transitional uses such as office and medium density residential uses between a community node and low density residential areas is warranted.

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

1. The OB (Office, Medical, and Related Services) zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
2. The existing infrastructure in this area includes roads and utilities supporting the existing office, commercial and residential 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 adjacent zone districts are primarily office, commercial and agricultural with single family residential uses.
2. This rezoning should benefit the adjacent residential areas by providing a less intense transitional zone district than the higher intensity commercial uses.

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 the sector plan as amended for case 5-D-21-SP.
2. The proposed amendment does not appear to be in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 5/13/2021

Details of Action:

Approve OB (Office, Medical and Related Services) zoning because it is consistent with the adjacent development.

Summary of Action:

Approve OB (Office, Medical and Related Services) zoning because it is consistent with the adjacent development.

Date of Approval:

5/13/2021

Date of Denial:

Postponements: 4/8/2021

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 7/26/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Denied

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: