

# CASE SUMMARY

APPLICATION TYPE: REZONING

## NORTH COUNTY SECTOR PLAN AMENDMENT



Planning

KNOXVILLE | KNOX COUNTY

File Number: 5-M-21-RZ                      Related File Number: 5-C-21-SP  
Application Filed: 3/29/2021                      Date of Revision:  
Applicant: ROBERT GREGORY

### **PROPERTY INFORMATION**

General Location: North side of Fort Sumpter & west side of Maynardville Pike.  
Other Parcel Info.:  
Tax ID Number: 19 16301 (A PORTION OF)                      Jurisdiction: County  
Size of Tract: 4 acres  
Accessibility:

### **GENERAL LAND USE INFORMATION**

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:    Density:  
Sector Plan: North County                      Sector Plan Designation: A (Agricultural)  
Growth Policy Plan: Rural Area  
Neighborhood Context:

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

Street: 8425 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: AG (Agricultural) / HP (Hillside Protection)  
Requested Plan Category: GC (General 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.):

Deny CA (General Business) because this property is within the Rural Area of the Growth Policy Plan and is inconsistent with the surrounding 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. There have been no changes in conditions in this area.

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

1. The CA (General Business) zone 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.

2. The CA zone is often located at intersections between arterial and collector roads and along some highway corridors.

3. The CA zone allows a range of commercial uses as permitted under section 5.31.02 including but not limited to canneries, motor vehicle repair shops, offices, retail poultry businesses and demolition landfills.

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. CA zoning at this location provides for a range of more intense commercial uses than the adjacent A (Agricultural) zoned areas and may have possible adverse effects on surrounding properties.

2. Existing CA zoning is on the south side of the highway and is not built out, providing an opportunity for CA zoned uses without expanding the zone district.

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. This amendment is not consistent with the Growth Policy Plan because this property is in the Rural Area.

Action:

Denied

Meeting Date: 5/13/2021

Details of Action:

Summary of Action:

Deny CA (General Business) because this property is within the Rural Area of the Growth Policy Plan and is inconsistent with the surrounding development.

Date of Approval:

Date of Denial: 5/13/2021

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**