

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-B-19-RZ
Application Filed: 4/11/2019
Applicant: TERRY L. HICKS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Rutledge Pike, west of Rosewood Road
Other Parcel Info.: Rezoning request also includes 6417 Rutledge Pike (060 13103)
Tax ID Number: 60 13112 & 13103 **Jurisdiction:** County
Size of Tract: 14.74 acres
Accessibility: Access is via Rutledge Pike, a major arterial, 4-lane median separated roadway with a right of way width of 112' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential & Vacant
Surrounding Land Use:
Proposed Use: Any use allowed in the CB zone **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The area is mix of commercial, office and residential uses with some remaining larger vacant lots along the Rutledge Pike corridor.

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

Street: 6501 Rutledge Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests:
Extension of Zone: Yes, CB is adjacent on the west side of the property.
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 CB (Business & Manufacturing) zoning limited to the area as shown in Exhibit A.

Staff Recomm. (Full): Staff recommends approval of the requested CB zoning, limited to the area shown in Exhibit A, which is an extension of the existing commercial zoning pattern along this section of Rutledge Pike. This area allows for commercial development opportunities of the site, while providing a buffer for the adjacent residential uses and limiting commercial development to a depth on the parcel that protects a portion of the Hillside and Ridgetop Protection Area from new commercial development.

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 Urban Growth Boundary of the Growth Policy Plan.

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

1. The proposed amendment to CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.

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. CB zoning is compatible with the existing GC sector plan designation.

2. This rezoning to CB (Business & Manufacturing) is anticipated to not adversely affect, nor have any direct or indirect adverse effects.

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 is consistent with and not in conflict with any adopted plans.

Action: Approved

Meeting Date: 6/13/2019

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE CB (Business & Manufacturing) zoning limited to the area as shown in Exhibit A.

Date of Approval: 6/13/2019

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: 7/22/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: