

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-E-19-RZ **Related File Number:**
Application Filed: 4/24/2019 **Date of Revision:**
Applicant: U S REALTY INVESTMENTS CORP

PROPERTY INFORMATION

General Location: North side of Oak Ridge Highway, east of Karns Crossing Lane
Other Parcel Info.:
Tax ID Number: 78 156 **Jurisdiction:** County
Size of Tract: 0.49 acres
Accessibility: Access is via Oak Ridge Highway, a major arterial, with a pavement width of 43' feet, within a right-of-way of 112' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area along Oak Ridge Highway consists of a mix of office, commercial and single family residential uses.

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

Street: 7332 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: Yes, CA zoning is to the north, west and east 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 CA (General Business) zoning.

Staff Recomm. (Full): Staff recommends approval of the requested CA zoning, as an extension of the surrounding Commercial zoning. The extension is also compatible with the sector plan land use classification for GC (General Commercial).

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 in the in the Planned Growth Area of the Growth Policy Plan, along a predominately commercially zoned portion of Oak Ridge Highway.

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

1. The proposed amendment to CA zoning provides for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.

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. CA zoning is compatible with the existing GC sector plan designation.
2. This rezoning to CA eliminates potential conflicts with the surrounding Commercial zones and uses that are allowed in a residential 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. 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 CA (General Business) zoning.

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:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: