

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 6-F-21-RZ **Related File Number:**  
**Application Filed:** 4/26/2021 **Date of Revision:**  
**Applicant:** BARRY VAULTON / VAULTON FAMILY HOLDINGS COMPANY, LLC

## PROPERTY INFORMATION

**General Location:** South side of Asheville Highway, due East of Cash Road  
**Other Parcel Info.:**  
**Tax ID Number:** 62 165 (PART OF) **Jurisdiction:** County  
**Size of Tract:** 0.7 acres  
**Accessibility:** Asheville Highway is a major arterial consisting of a two travel lanes in each direction separated by a grass median. Each travel direction has a pavement width of 22 ft inside a right-of-way ranging from 151 ft to 163 ft at this location.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** East County **Sector Plan Designation:** MU-SD, ECO-5 (Mixed Use Special District) (portion)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This stretch of Asheville Highway has a rural feel with mostly large lot single family dwellings on both sides of the highway, though there are pockets of commercial zoning present.

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

**Street:** 8014 Asheville Hwy.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OA (Office Park)  
**Previous Requests:**  
**Extension of Zone:** Yes, OA was adopted on 3/29/2021 on the adjacent parcel to the east  
**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 OA (Office Park) because it is consistent with the East County Sector Plan's ECO-5 (Asheville Highway Mixed Use Agricultural, Residential and Office Districts) designation and is a minor extension of an existing zone district.

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 COUNTY GENERALLY:

1. There is an increased need for professional services within a close proximity to residential development. In general, the County's residential areas are growing quickly. This area is expected to experience growth as part of that trend.

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

1. The OA (Office Park Zone) is intended to provide for orderly development of office parks so that structures, access road improvements, utility distribution, landscaping, pedestrian circulation, waste disposal and related elements are complementary and allow orderly sequential development through initial coordination of utilities and other services. To create a zone which is compatible with surrounding residential areas and serves as a transitional area from residential to other less compatible land uses.

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 (General Business) and CB (Business and Manufacturing) zoning is already present in pockets along Asheville Highway, and the CB zone is adjacent to the east.
2. The OA is less intense than the CA and CB zones already present and provides a better transition than these zones from Asheville Highway on the north to the LDR (Low Density Residential) land uses to the south.
3. The size of the property will be self-limiting with regards to the size of building that could be constructed, and the OA zone caps building height at 35 feet. Therefore, the size of the development is not expected to cause adverse impacts on surrounding residential development.
4. A "Type A" landscape screen with a minimum depth of 15 feet is required as a buffer along shared lot lines between business uses and residential uses [Article 4.10.11.A-B.].
5. The minor extension of the OA zone district to the west would provide an opportunity to access Asheville Highway at an existing median cut for the OA 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 current sector plan designation recommends agricultural, low density and medium density residential, and office uses. The OA zone is one of the recommended zones of the ECO-5 designation.

Action: Approved

Meeting Date: 6/10/2021

Details of Action:

Summary of Action: Approve OA (Office Park) because it is consistent with the East County Sector Plan's ECO-5 (Asheville Highway Mixed Use Agricultural, Residential and Office Districts) designation and is a minor

extension of an existing zone district.

**Date of Approval:**

6/10/2021

**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:** 7/26/2021

**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:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**