

# CASE SUMMARY

APPLICATION TYPE: REZONING

## SOUTH COUNTY SECTOR PLAN AMENDMENT



**File Number:** 6-I-19-RZ                      **Related File Number:** 6-B-19-SP  
**Application Filed:** 4/26/2019              **Date of Revision:**  
**Applicant:** ROBBIE TOOLE

### PROPERTY INFORMATION

**General Location:** West side of East Governor John Sevier Highway, Northwest of French Road and southwest of Old French Road.  
**Other Parcel Info.:** Front portion to be rezoned Rural Commercial & back half of property to remain Agricultural.  
**Tax ID Number:** 111 036.05 (PART OF)                      **Jurisdiction:** County  
**Size of Tract:** 9 acres  
**Accessibility:** East Governor John Sevier Hwy is a major arterial with a pavement width of 42 feet and a ROW width of 125 feet.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Rural Commercial                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** In the surrounding area are a church, veteran's cemetery, large lot single family residential units, and an office for Knox-Chapman Utilities. The northwestern end of the original parcel (before the plan amendment) borders the French Broad river. Otherwise, the area consists of large lot single family detached homes.

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

**Street:** 0 E. Governor John Sevier Hwy.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CR (Rural Commercial)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)



1. CR zoning is not compatible with the existing and surrounding LDR (Low Density Residential) and AG (Agricultural) sector plan designations.
2. The surrounding lesser intense uses, such as single family residential, a church, and agricultural zoned areas may be adversely affected either directly or indirectly by the amendment to Rural Commercial (RC) at this location.

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 recommended amendment is not consistent with the South County Sector Plan land use classification of LDR (Low Density Residential) for this property, so this request in conflict with the existing General Plan.
2. The Major Road Plan classifies Governor John Sevier Highway as a major arterial, and the nearest intersection is approximately 288 feet to the south at French Road, which is classified as a local street. The location criteria for RC (Rural Commercial) in the sector plan notes that these type of areas should be located within 300 feet of an intersection with arterial or collector roads, which this area does not meet.

**Action:** Denied **Meeting Date:** 10/10/2019

**Details of Action:** Denial of request for rezoning from A (Agricultural) to CR (Rural Commercial) consistent with the denial recommendation of the associated sector plan amendment.

**Summary of Action:** Denial of request for rezoning from A (Agricultural) to CR (Rural Commercial) consistent with the denial recommendation of the associated sector plan amendment. Remanded back to Planning Commission for reconsideration of the sector plan amendment to RC (Rural Commercial), Planning Commission denied RC again. Both the sector plan amendment to RC (Rural Commercial) and rezoning to CR (Rural Commercial) go back to County Commission for a vote.

**Date of Approval:** **Date of Denial:** 10/10/2019 **Postponements:** 9/12/2019

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:** 6/17/2019

### **LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knox County Commission	<b>Date of Legislative Action, Second Reading:</b>
<b>Date of Legislative Action:</b>	1/27/2020	<b>Other Ordinance Number References:</b>
<b>Ordinance Number:</b>		<b>Disposition of Case, Second Reading:</b>
<b>Disposition of Case:</b>	Withdrawn	<b>If "Other":</b>
<b>If "Other":</b>		<b>Amendments:</b>
<b>Amendments:</b>		<b>Effective Date of Ordinance:</b>
<b>Date of Legislative Appeal:</b>		