

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 6-K-19-RZ **Related File Number:** 6-C-19-SP
Application Filed: 4/29/2019 **Date of Revision:**
Applicant: WESTON BABELAY

PROPERTY INFORMATION

General Location: North side of Babelay Road, East of Washington Pike, West of Noremac Road
Other Parcel Info.: Property was previously used for greenhouses prior to 2015
Tax ID Number: 49 10201 **Jurisdiction:** County
Size of Tract: 2.7 acres
Accessibility: Babelay Road is a minor collector with a pavement width of 20 feet and a ROW width of 40 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Event Center **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: Rural area with mostly agricultural farm land and a limited number of single family homes.

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

Street: 5821 Babelay Rd
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)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: RC (Rural Commercial)

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 the CR (Rural Commercial) zoning.

Staff Recomm. (Full):

Staff recommends approval of the plan amendment to CR (Rural Commercial) zoning because the property has been historically used as a commercial greenhouse operation and is now unused and blighted. The property previously provided retail agricultural-related commercial uses for the adjacent community and these conditions warrant reconsideration of the existing zoning to allow for CR (Rural Commercial) zoning at this location.

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 Urban Growth Area of the Growth Policy Plan.
2. The property has historically provided rural commercial agricultural-related opportunities for the surrounding community and the existing A (Agricultural) zoning limits redevelopment of the property to provide these opportunities again.

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

1. The intent of the CR (Rural Commercial) district is to provide opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas. This zoning should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas.
2. The range of permitted uses is limited to those which are generally patronized on a frequent basis by area residents. Development performance standards are included to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.
3. The requested rezoning meets the lot area requirements for the CR (Rural Commercial) zone which states that "The building lot must be a minimum of one (1) acre and a maximum of four (4) acres in size."

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. CR zoning is compatible with the proposed amendment to RC (Rural Commercial) sector plan designation.
2. The property has previously provided rural commercial options for the surrounding community with no direct or indirect adverse effects noted.

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 consistent with the requested amendment to the Northeast County Sector Plan for RC (Rural Commercial) for this property.

Action:

Approved

Meeting Date: 6/13/2019

Details of Action:

Summary of Action:

APPROVE the CR (Rural Commercial) zoning.

Date of Approval:

6/13/2019

Date of Denial:

Postponements:

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: