

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 6-L-19-RZ **Related File Number:** 6-D-19-SP  
**Application Filed:** 4/29/2019 **Date of Revision:**  
**Applicant:** BENJAMIN C. MULLINS KADUNZA LTD, LLC

### PROPERTY INFORMATION

**General Location:** Northeast corner of intersection of Schaad Road and Johnson Road  
**Other Parcel Info.:**  
**Tax ID Number:** 92 01201 **Jurisdiction:** County  
**Size of Tract:** 2.69 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:** BMW and Mini service and repair **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** NC (Neighborhood Commercial)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:**

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

**Street:** 3216 Johnson Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

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

### PLAN INFORMATION (where applicable)

**Current Plan Category:** NC (Neighborhood Commercial)  
**Requested Plan Category:** GC (General 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.): DENY the request for PC (Planned Commercial).

Staff Recomm. (Full): Staff recommends Denial of the requested PC (Planned Commercial) zone for this property because of the potential conflict with the surrounding rural and single family residential neighborhoods. However, if PC is approved, staff recommends the following condition:  
1) Landscaping standards consistent with the NC (Neighborhood Commercial) zone will be required as part of the development plan for the use on review.

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 area is located near Amherst Elementary School at an intersection designated for NC (Neighborhood Commercial) on the sector plan.

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

1. The proposed amendment to PC zoning is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

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. PC zoning with the condition requiring landscaping standards consistent with the NC (Neighborhood Commercial) zone district makes the proposed zoning more appropriate at this location and reduces potential impacts on the surrounding area.

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 PC zoning alone is not consistent with the Northwest County Sector Plan, however, if PC is approved the staff recommendation to include the NC landscaping standards as a condition is closer to consistency with the existing NC (Neighborhood Commercial) designation for the node at this intersection.

Action: Denied

Meeting Date: 7/11/2019

Details of Action:

Summary of Action: DENY the request for PC (Planned Commercial) zoning consistent with the denial recommendation of the associated sector plan amendment.

Date of Approval:

Date of Denial: 7/11/2019

Postponements: 6/13/2019

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?: 7/22/2019**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

**Date of Legislative Action:** 4/27/2020

**Ordinance Number:**

**Disposition of Case:** Withdrawn

**If "Other":** Withdrawn by applicant via letter dated 3/6/2020

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**