

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-B-21-RZ

Related File Number:

Application Filed: 5/17/2021

Date of Revision:

Applicant: LIN FENG WU

PROPERTY INFORMATION

General Location: Northeast side of Parkgate Ln., west of Canton Hollow Rd.

Other Parcel Info.:

Tax ID Number: 143 B G 006

Jurisdiction: County

Size of Tract: 0.5

Accessibility: Parkgate Lane is a local road with a 25-ft pavement width inside a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Southwest County **Sector Plan Designation:** O (Office)

Growth Policy Plan: Rural Area

Neighborhood Context: This lot is at the end of a residential street. Kingston Pike is to the north and Canton Hollow Road is to the east. Commercial lots face Kingston Pike and abut this lot to the south, and there is a Gold's Gym to the west.

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

Street: 0 Parkgate Ln.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services)

Previous Requests:

Extension of Zone: Yes, OB zoning is adjacent to the west

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve OB (Office, Medical, and Related Services) zoning since it is a minor extension of the OB zone and is compatible with the sector plan's Office land use designation.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. Neighboring properties were rezoned from RAE (Exclusive Residential), A (Agricultural), and PC (Planned Commercial) to CA (General Business) and OB (Office, Medical and Related Services) with a sector plan amendment to the C (Commercial) designation in 2007 (Cases 6-Y-07-RZ and 6-E-07-SP). Note that the GC land use classification was not available at the time of that sector plan amendment.

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

1. The proposed amendment to OB (Office, Medical, and Related Services District) zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The OB zone allows the same uses as the RB zone; therefore, the OB zone allows multifamily developments in addition to various office uses. Multifamily with a density of up to 12 du/ac would be permitted by right and would not have to come before the Planning Commission. Density of 12-24 du/ac would require use on review approval by the Planning Commission.

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. This property backs up to auto-oriented uses to the north and a strip center with a Gold's Gym to the east. However, this parcel is part of the single family development to the east and south. Properties to the west that are zoned OB are vacant and properties to the south feature single-family residential homes.

2. Staff has concerns about the access to the site. There is currently a closed right-of-way (Summertime Road) that provides access from Kingston Pike to the strip center with the gym. An access easement is platted along the path of the closed right-of-way that allows access from Kingston Pike to the OB zoned properties along Parkgate Lane. However, since the access route cuts through a strip center parking lot, it will not provide a clear means of access for drivers to these properties. Staff is concerned about traffic to these properties travelling through the single family residential neighborhood. While a rezoning cannot have conditions applied, staff strongly encourages the applicant to work on a plan that provides a clear means of access outside of the residential neighborhood during the permitting process with Knox County.

3. OB is generally less intense than PC (Planned Commercial) zoning, which allows general office and commercial uses in addition to light distribution centers.

4. Office uses allowed in the OB zone would provide a transition from the commercial uses to the north and east to the residential uses to the south. Multifamily development, if that is the intent, should be kept to a low density that is compatible with the single family neighborhood in which this and the neighboring OB properties are located. This cannot be conditioned, but staff strongly encourages a

compatible development in terms of size and density.

5. If multifamily is to be developed, staff encourages the applicant to cluster the dwelling units toward the rear of the property and installing a landscaping buffer along the rear property line to buffer apartment residents from commercial property, and a landscaping buffer along Parkgate Lane to buffer single family properties from the parking lots and taller buildings of a multifamily development.

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 proposed amendment is consistent with and not in conflict with any adopted plan.

Action: Approved **Meeting Date:** 7/8/2021

Details of Action:

Summary of Action: Approve OB (Office, Medical, and Related Services) zoning since it is a minor extension of the OB zone and is compatible with the sector plan's Office land use designation.

Date of Approval: 7/8/2021 **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: 8/23/2021 **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:**