

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-B-22-RZ                      Related File Number: 7-A-22-SP  
Application Filed: 5/10/2022                      Date of Revision:  
Applicant: STUART ANDERSON / GEORGE ARMOUR EWART ARCHITECT

## PROPERTY INFORMATION

General Location: South side of S. Northshore Dr., east of Myart Ln., southwest of Wrights Ferry Rd.  
Other Parcel Info.:  
Tax ID Number: 133 L B 026 & 025                      Jurisdiction: County  
Size of Tract: 0.8 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                      Density:  
Sector Plan: Southwest County                      Sector Plan Designation: LDR  
Growth Policy Plan: Urban Growth Area  
Neighborhood Context:

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

Street: 7746 & 7750 S. Northshore Dr.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)  
Former Zoning:  
Requested Zoning: CN (Neighborhood Commercial)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)  
Requested Plan Category: NC (Neighborhood 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 CN (Neighborhood Commercial) zoning because it is consistent with the adjacent development.

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. While there are limited changes in this area, an extension of commercial zoning in this area would not pose significant concerns, because it is minor extension, approximately 2 acres, of existing commercial zoning, approximately 37 acres, and is adjacent on the north and east to commercial zoning.

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

1. The proposed amendment is consistent with CN zone district, which is intended to provide limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. This commercial area is surrounded by residential neighborhoods within a walkable distance to this district.
2. The CN zone permits less intense commercial uses than the other commercial zone districts, it is intended to provide for the recurring shopping and personal service needs of nearby residential areas.
3. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. This zoning request is along a major arterial and at the edge of a residential area.
4. Development performance standards are included in this district to maximize compatibility between commercial uses and adjacent residential uses. Redevelopment of this site within the CN zone district would provide buffers and landscaping to minimize potential impacts to adjacent residential areas.

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 minor expansion of commercial zoning that has limited commercial uses, more compatible with adjacent residential areas.

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. This amendment is compatible with the recommended sector plan amendment to NC for this area.
2. This amendment is not in conflict with other adopted plans.

Action:

Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action:

Approve CN (Neighborhood Commercial) zoning because it is consistent with the adjacent development.

Date of Approval:

7/14/2022

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:** 8/22/2022

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**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:**