

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 7-F-20-RZ **Related File Number:** 7-D-20-SP
Application Filed: 5/22/2020 **Date of Revision:**
Applicant: TRAVIS WALKER

PROPERTY INFORMATION

General Location: North side of E. Emory Road, east of Roberts Road
Other Parcel Info.:
Tax ID Number: 14 031 **Jurisdiction:** County
Size of Tract: 2.2 acres
Accessibility: The property is a corner lot with frontage on Idol Lane and E. Emory Road. The property is currently accessed off of Idol Lane, which is a local road with a 12.5-foot pavement width inside a 50-foot right-of-way. E. Emory Road is a major arterial with an 18-foot pavement width inside a 50-foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Agricultural
Growth Policy Plan: Rural Area
Neighborhood Context: This is a rural area consisting mostly of large-lot, single-family residential uses zoned Agricultural, though there are some utility facilities and a church mixed in.

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

Street: 7508 Idol Lane
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted for this property
Extension of Zone: No
History of Zoning: None noted for this property.

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)

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: Michelle Portier

Staff Recomm. (Abbr.): Deny CA (General Business) zoning because it is not consistent with the Northeast County Sector Plan designation and could cause adverse impacts for neighboring residential properties.

Staff Recomm. (Full):

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. There are no changes in conditions that would warrant a rezoning.

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

1. The CA (General Business) zone is intended for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.

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. There are several uses in the CA zone that would not be compatible with the surrounding single-family development.

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. The CA zone allows some commercial uses that are too intense to be located in an area containing only single family houses.

2. The area consists of detached, single-family residential dwellings on large lots. Commercial zoning of any kind would not be appropriate at this location.

3. The Northeast County Sector Plan has this area designated Agricultural. It includes a wide swathe of land in this designation, and there are no other land use designations nearby. A commercial land use designation would be an anomaly and would not be appropriate.

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. CA zoning is not consistent with the current Northeast County Sector Plan's Agricultural land use designation, nor would a sector plan amendment be appropriate at this location.

2. The CA designation on this parcel would allow uses that would be incompatible with the single family residential development in the area.

3. This parcel is located in Flood Zone X, but is not in a floodplain or floodway.

Action: Denied

Meeting Date: 7/9/2020

Details of Action:

Summary of Action: Denied CA (General Business) zoning because it is not consistent with the Northeast County Sector Plan designation and could cause adverse impacts for neighboring residential properties.

Date of Approval:

Date of Denial: 7/9/2020

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 8/10/2020

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/26/2020

Ordinance Number:

Disposition of Case: Denied

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: