

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-R-22-RZ Related File Number: 7-F-22-SP
Application Filed: 5/27/2022 Date of Revision:
Applicant: MARK H. DRIVER

PROPERTY INFORMATION

General Location: Northeast of Chapman Hwy., northwest of E. Gov. John Sevier Hwy.
Other Parcel Info.:
Tax ID Number: 137 199 (PART OF) Jurisdiction: County
Size of Tract: 0.92 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: South County Sector Plan Designation: GC, MDR/O & HP
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 7518 Chapman Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), MDR/O (Medium Density Residential/Office) & HP (Hillside Protection)
Requested Plan Category: GC (General Commercial) & HP (Hillside Protection)

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 CA (General Business) zoning because it is consistent with the adjacent development and a minor extension of the zone district.

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. The proposed amendment is consistent with a recent, 2019, rezoning and sector plan amendment on the adjacent property to the east.
- 2. The subject property is adjacent to existing CA zoning with frontage on Chapman Highway, this request is for a smaller area less than an acre in size.

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

- 1. The subject property is adjacent to a large CA zoned area along Chapman Highway, this request represents a small extension of the existing CA zoning.
- 2. The CA zone district is intended for general retail business and services, which are the dominate land uses for properties with frontage on Chapman Highway in this area.

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. An extension of the CA zone district to incorporate an adjacent area less than an acre in size is not expected to create direct or indirect adverse effects.
- 2. The subject property has been previously developed and has an existing commercial use on the property, adverse affects are not expected to occur because of the minor extension of the CA zone district to recognize the existing use.

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 extension of CA zoning is consistent with the recommended sector plan amendment to GC. It does not appear to be in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action:

Approve CA (General Business) zoning because it is consistent with the adjacent development and a minor extension of the zone district.

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

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: