

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 8-D-20-RZ Related File Number: 8-A-20-SP
Application Filed: 6/22/2020 Date of Revision:
Applicant: BOYS & GIRLS CLUB OF GREATER KNOXVILLE, INC.

PROPERTY INFORMATION

General Location: West side of Dry Gap Pk, south of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 47 148 Jurisdiction: County
Size of Tract: 5.81 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North County Sector Plan Designation: CI (Civic / Institutional)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1819 Dry Gap Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests: 4-R-96-RZ
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic / Institutional)
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 PC (Planned Commercial) zoning because it is not consistent with the North 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 PC (Planned Commercial) zone 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.

2. Rezoning should be based on the entire range of uses and although it is not the intent of this PC zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers.

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 PC zone, generally, permits include office, commercial services and light distribution centers.

2. The area consists of public-quasi public uses within the floodplain of Beaver Creek along the transition area of the E Emory Road corridor's commercial and office uses. The adjacent properties also include medium density residential. A "leap frog" commercial zoning of any kind would not be appropriate at this location, due in large part to the property immediately to the north that is still zoned A (Agricultural).

3. The North County Sector Plan has this area designated CI (Civic Institutional), along with the adjacent utility district and Knox County owned properties for Brickey-McCloud Elementary School.

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. PC zoning is not consistent with the current North County Sector Plan's CI (Civic Institutional) land use designation, nor would a sector plan amendment be appropriate at this location.

2. The PC designation on this parcel would generally allow uses that would be incompatible with the adjacent public/quasi-public and medium density residential and agricultural areas.

3. This parcel is located in floodplain of Beaver Creek.

Action: Approved

Meeting Date: 8/13/2020

Details of Action: Approve PC (Planned Commercial) zoning.

Summary of Action: Approve PC (Planned Commercial) zoning.

Date of Approval: 8/13/2020

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: 9/28/2020

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: