

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-E-21-RZ

Related File Number:

Application Filed: 6/21/2021

Date of Revision:

Applicant: FAYE RABY

PROPERTY INFORMATION

General Location: Southside of Oak Ridge Highway, north of Beaver Ridge Road, southeast of Karns Crossing Lane

Other Parcel Info.:

Tax ID Number: 78 182

Jurisdiction: County

Size of Tract: 0.74 acres

Accessibility: Access is via Oak Ridge Highway, a major arterial road with a pavement width of 40-ft within a right-of-way width of 100-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing single-family dwelling

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest County **Sector Plan Designation:** GC (General Commercial)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is located in an area with commercial uses along a major arterial road.

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

Street: 7335 Oak Ridge Hwy.

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:

Extension of Zone: Yes, it is an extension of commercial uses. CB zoning is adjacent to the east.

History of Zoning: None noted for this property

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: Levan King Cranston

Staff Recomm. (Abbr.): Approve CA (General Business) zoning because it is consistent with the Northwest County Sector Plan.

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 rezoning request is consistent with the Northwest City Sector Plan’s land use classification of GC (General Commercial).
- 2. This area has been transitioning from Agricultural zoning to Commercial zoning for a number of years.

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.

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 proposed rezoning is consistent with the character of the surrounding area and the intent of the Northwest County sector plan. The property has access onto Oak Ridge Highway. This road is bordered by properties zoned CA (General Business) and CB (Business and Manufacturing) along its length.

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 not in conflict with any adopted plans.

Action: Approved

Meeting Date: 8/12/2021

Details of Action:

Summary of Action: Approve CA (General Business) zoning because it is consistent with the Northwest County Sector Plan.

Date of Approval: 8/12/2021

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: 9/27/2021

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: