

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 8-F-20-RZ **Related File Number:** 8-B-20-SP
Application Filed: 6/25/2020 **Date of Revision:**
Applicant: METRO TRAILER REPAIR SERVICE

PROPERTY INFORMATION

General Location: Southeast quadrant of the intersection of Rutledge Pk. and Circle Rd.
Other Parcel Info.:
Tax ID Number: 23 06901 **Jurisdiction:** County
Size of Tract: 4.2 acres
Accessibility: This property has access from Circle Road and Rutledge Pike. Circle Road is a local road with a 22-foot pavement width inside a 60-foot right-of-way. Rutledge Pike is a divided road classified as a major arterial with a pavement width of approximately 23 feet in each direction of travel inside a right-of-way width of approximately 150 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing trailer repair service facility
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** NC (Neighborhood Commercial) and AG (Agriculture)
Growth Policy Plan: Rural Area
Neighborhood Context: The site is in a rural residential portion of Knox County and adjacent to a neighborhood commercial node intended to provide commercial service to the surrounding residential area.

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

Street: 10426 Rutledge Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) and A (Agricultural)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: 7-A-97-RZ
Extension of Zone: No
History of Zoning: Part of the parcel was rezoned to A (Agricultural) in 1997 (Case # 7-A-97-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial) & A (Agricultural)

Requested Plan Category: HI (Heavy Industrial)

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 I (Industrial) zoning because it is not consistent with the Northeast County Sector Plan designation or with the surrounding development and because it 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 have been no recent, significant changes in this area that would prompt a rezoning.

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

1. The I (Industrial) zone provides areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

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.

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. Rezoning this parcel to Industrial sets a precedent for the zone in this area, which could lead to more industrial zoning requests along Rutledge Pike.

2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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 current sector plan designation does not support Industrial zoning, so a plan amendment would be required. Amending the sector plan map for these parcels sets a precedent for the industrial designation in this location. There are no other industrial land use designations in the immediate area, so a new designation would be an anomaly.

2. There are pockets of commercial zoning at major intersections along Rutledge Pike, but very few parcels zoned Industrial in this area. The nearest Industrial area is off of Mine Road to the south of Rutledge Pike and extended west towards the I-40 interchange.

Action: Denied

Meeting Date: 10/8/2020

Details of Action:

Summary of Action: Deny the rezoning to HI (Heavy Industrial) since it is not consistent with the Northwest County Sector Plan designation or with surrounding development, and because it could cause adverse impacts for neighboring residential properties.

Date of Approval:

Date of Denial: 10/8/2020

Postponements: 8/13/2020

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: