# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 8-L-22-RZ Related File Number: 8-F-22-SP

Application Filed: 6/27/2022 Date of Revision:

Applicant: ISAAC PANNELL

### PROPERTY INFORMATION

General Location: North side of Maryville Pike

Other Parcel Info.:

Tax ID Number: 122 L A 003,002,001 Jurisdiction: County

Size of Tract: 5.75 acres

Accessibility:

### GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: South County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside and Ri

Growth Policy Plan: Urban Growth Boundary

**Neighborhood Context:** 

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

Street: 1501 MARYVILLE PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Dopartinont Guity Roport

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: CB (Commercial)

Previous Requests: Extension of Zone: History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside and Ridgetop Protection)

**Requested Plan Category:** 

10/12/2022 09:24 AM Page 1 of 3

### 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 the CB (Business and Manufacturing) zone because it is not compatible with the surrounding low

density residential uses.

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. There have been no changing conditions in the area to support CB (Business and Manufacturing) zoning on the subject property. This area is primarily single family residential, forested properties with significant topographic constraints.

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

1. CB zoning is intended for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.

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. CB zoning is not an appropriate district in this low density residential area. Existing vacant commercially zoned properties are nearby and have remained undeveloped for many years.

2. Expanding CB zoning in this area would limit the development and/or expansion of existing

residential uses in this area.

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 zoning is not consistent or compatible with the proposed land use plan of LDR for this

area.

Action: Denied Meeting Date: 8/11/2022

**Details of Action:** 

Summary of Action: Deny the CB (Business and Manufacturing) zone because it is not compatible with the surrounding low

density residential uses.

Date of Approval: Date of Denial: 8/11/2022 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 8/22/2022

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/26/2022 Date of Legislative Action, Second Reading:

10/12/2022 09:24 AM Page 2 of 3

Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

10/12/2022 09:24 AM Page 3 of 3