CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:	9-A-15-RZ	Related File Number:
Application Filed:	7/10/2015	Date of Revision:
Applicant:	U.S. REALTY INVESTMENT CORPORATION	

PROPERTY INFORMATION

General Location:	Northwest side Oak Ridge Hwy., northeast of Karns Crossing Ln.		
Other Parcel Info.:			
Tax ID Number:	78 157	Jurisdiction:	County
Size of Tract:	1 acres		
Accessibility:	Access is via Oak Ridge Hwy., a major arterial street with 23' of pavement width and 100' of right-of- way.		

GENERAL LAND USE INFORMATION

Existing Land Use: House

	10000		
Surrounding Land Use:			
Proposed Use:	Retail strip center	Density:	
Sector Plan:	Northwest County Sector Plan Designation: Commercial		
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	Most of the properties fronting on Oak Ridge Hwy. in this area are zoned CA and developed with various businesses. To their rear are residential uses, zoned RA and PR.		

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

Street:

7334 Oak Ridge Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RA (Low Density Residential)	
Former Zoning:		
Requested Zoning:	CA (General Business)	
Previous Requests:	None noted	
Extension of Zone:	Yes, extension of CA from the north, south and west	
History of Zoning:	None noted	

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.:

	Mł	PC ACTION AND DIS	POSITION	
Planner In Charge:	Michael Brussea			
Staff Recomm. (Abbr.):	RECOMMEND th	nat County Commission APPR	ROVE CA (General Business) zoning.	
Staff Recomm. (Full):		location is an extension of zo land uses and zoning.	oning from the north, south and west, and	is compatible
Comments:	REZONING REC	UIREMENTS FROM ZONING	G ORDINANCES (must meet all of these)	:
	CHANGED OR C CITY/COUNTY C 1. Most of the pr the exception of 2. The site is ac CA development 3. The majority c	CHANGING CONDITIONS IN SENERALLY: roperties fronting on Oak Ridg this parcel and the abutting or cessed from Oak Ridge Hwy., of the surrounding area is alre n the area, but the sector plar	ECESSARY BECAUSE OF SUBSTANTI, THE AREA AND DISTRICTS AFFECTED the Hwy. in the immediate area are already the to the east. The major arterial street with sufficient capa- tady zoned for commercial uses. Some re- the proposes commercial or office uses for	 OR IN THE zoned CA with acity to support esidential uses
	THE APPLICABL 1. The requester for processing m	E ZONING ORDINANCE: d CA zoning is for general reta aterials.	ONSISTENT WITH THE INTENT AND P ail businesses and services but not for ma this property is appropriate to be rezoned	anufacturing or
	COUNTY, NOR S AMENDMENT: 1. Public water a site. 2. Establishmen properties. 3. This proposed THE PROPOSEI GENERAL PLAN MAJOR ROAD P 1. The Northwes proposed CA zor 2. The site is loc Policy Plan map.	SHALL ANY DIRECT OR IND and sewer utilities are availabl t of CA zoning at this location d amendment of the zoning ma D AMENDMENT SHALL BE C I OF KNOXVILLE AND KNOX 2 LAN, LAND USE PLAN, COM at County Sector Plan propose ning. cated within the Planned Grow	ADVERSELY AFFECT ANY OTHER PAR IRECT ADVERSE EFFECTS RESULT FF would have little to no adverse impact or ap will not adversely affect any other part CONSISTENT WITH AND NOT IN CONFL COUNTY, INCLUDING ANY OF ITS ELE MUNITY FACILITIES PLAN, AND OTHE es commercial uses for this site, consister th Area on the Knoxville-Knox County-Fa nt conflicts with any other adopted plans.	ROM SUCH ed to serve the a surrounding t of the County. LICT WITH THE EMENTS, RS: nt with the rragut Growth
Action:	Approved		Meeting Date: 9/10)/2015
Details of Action:				
Summary of Action:	RECOMMEND th	ne Knox County Commission a	approve CA (General Business) zoning.	
Date of Approval:	9/10/2015	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publ	lication?: 🗌 Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	10/26/2015	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:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: