

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 9-A-19-RZ **Related File Number:** 9-A-19-SP
Application Filed: 8/6/2019 **Date of Revision:**
Applicant: RICHARD AND KATHLEEN COX

PROPERTY INFORMATION

General Location: At the boundary lines of Knox County, Loudon County, and Farragut, approximately 1/2 mile south of I-40/I-75.
Other Parcel Info.:
Tax ID Number: 151 005 (PART OF) **Jurisdiction:** City
Size of Tract: 1.32 acres
Accessibility: Watt Road is a major arterial with a 33-foot pavement width and a right-of-way width that ranges from 120 feet to 160 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential)
Surrounding Land Use:
Proposed Use: General Commercial purposes. **Density:** n/a
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Rural setting with commercial uses north towards the interstate and agricultural/vacant land interspersed with single family residential uses.

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

Street: 501 N. Watt Road
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) (property straddles Knox County and Farragut boundary lines and is zoned Agricultural in Farragut)
Former Zoning:
Requested Zoning: CA (General Business) - only the Knox County portion of the property is requested to be rezoned by this Commission
Previous Requests: None noted for this property.
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General Commercial)- only the Knox County portion of the property is included in the sector plan amendment request

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.): Approve the CA zoning for the portion of the parcel in Knox County, subject to one condition.

Staff Recomm. (Full): Staff recommends approval of the requested CA (General Business) zoning of the portion of the parcel in Knox County, subject to the condition that a "Type A" landscaping screen, as found in the Landscaping Screening Design Guidelines, be installed along any shared boundaries with residential zoning, regardless of jurisdiction.

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. The portion of this parcel that is in Farragut was rezoned to NCC (Neighborhood Convenience Commercial) in March, 2019. The existing Agricultural zoning is now just a sliver of land positioned between commercial zoning in Knox County and Farragut.
2. The applicant's proposal is in character with the surrounding area since it is situated between two commercially zoned properties.

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

1. The proposed amendment to CA (General Business) zoning is to provide general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.
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. This parcel is situated between two properties zoned commercial – CB (Business and Manufacturing) in Knox County and C-1 (Neighborhood Commercial) in Farragut, making a commercial zone appropriate for this property.
2. CA (General Business) does not allow the manufacturing uses allowed in CB, making this zone an appropriate transition between the neighboring zones mentioned above.

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 property is located in the Planned Growth Area of the Growth Policy Plan.
2. The sector plan would require an amendment, but the amendment would extend the GC designation to the County boundary line and eliminate the small sliver of LDR present.

Action: Approved with Conditions

Meeting Date: 9/12/2019

Details of Action:

Summary of Action: Approve the CA zoning for the portion of the parcel in Knox County, subject to one condition.

Date of Approval: 9/12/2019

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: 10/28/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: