

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 9-B-19-RZ **Related File Number:** 9-B-19-SP
Application Filed: 7/19/2019 **Date of Revision:**
Applicant: AUTUMN CARE, LLC

PROPERTY INFORMATION

General Location: South side of Shady Oak Lane, east of Byington Beaver Ridge Road
Other Parcel Info.:
Tax ID Number: 90 E B 017 **Jurisdiction:** County
Size of Tract: 0.7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential)
Surrounding Land Use:
Proposed Use: Expansion of existing assisted living facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 3229 Shady Oak Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: N/A
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: O (Office)

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.): Approve the OB (Office, Medical and Related Services) zoning.

Staff Recomm. (Full): Staff recommends approval of the change from CA to OB zoning to accommodate expansion of the assisted living facility. The OB zone district provides for a better transition zone between the more intense commercially zoned corridor along Oak Ridge Highway and the lesser intense land uses of single family residential neighborhoods to the south.

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 population of the Northwest County Sector remains one of the fastest growing in Knox County.
2. As the baby boomer population ages into their late 50s to 70s, the need for assisted living continues to rise, with this age group accounting for approximately 30 percent of the overall population.
3. The need for a variety of housing types also continues to grow as the population increases in this sector.

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

1. This zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
2. This location separates existing commercial zoning from the residential neighborhood to the south.

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 rezoning will not adversely affect any other part of the county.

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. This OB rezoning is consistent with the accompanying staff recommended plan amendment to MDR/O.
2. The transitional buffer created by this OB zoning is supported by the existing commercial zoning along Oak Ridge Highway and the single family residential zoning to the south.
3. This area is within the Planned Growth Area of the Growth Policy Plan.
4. This rezoning is consistent with all other adopted plans.

Action: Approved

Meeting Date: 9/12/2019

Details of Action:

Summary of Action: Approve the OB (Office, Medical and Related Services) zoning.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: