

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 9-E-18-RZ

**Related File Number:**

**Application Filed:** 7/27/2018

**Date of Revision:**

**Applicant:** RICK WEBSTER

## PROPERTY INFORMATION

**General Location:** Northwest side Maryville Pike, southwest of Woodson Dr.

**Other Parcel Info.:**

**Tax ID Number:** 122 K C 032

**Jurisdiction:** County

**Size of Tract:** 0.6 acres

**Accessibility:** Access is via Maryville Pike, a minor arterial street with 30' of pavement width within 60' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant

**Surrounding Land Use:**

**Proposed Use:** Storage building

**Density:**

**Sector Plan:** South County

**Sector Plan Designation:** GC

**Growth Policy Plan:** Urban Growth Area (Outside City Limits)

**Neighborhood Context:** This section of Maryville Pike is primarily developed with businesses along the road, with a few residences. To the rear of the businesses are residential uses. The various zoning districts in the area include CA, CB, RA and PR zoning.

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

**Street:** 1727 Maryville Pike

**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 zoning from the east 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.:

### ***PLANNING COMMISSION ACTION AND DISPOSITION***

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND the Knox County Commission APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of commercial zoning from south, east and west, and is consistent with the sector plan proposal for the property.

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. CA is a logical extension of commercial zoning from the south, east and west, and will allow compatible uses to the surrounding development pattern.
2. The subject property is adjacent to CA zoned parcels on either side. It is the last remaining non-CA zoned property on this stretch on the north side of Maryville Pike.
3. The site is adjacent to commercially zoned parcels adjacent to the site, zoned CA. The proposal is an extension of that appropriate zoning pattern on a property that has frontage on a minor arterial street.

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

1. The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.
2. Based on the above description and intent, this property is appropriate to be rezoned to CA, as requested.

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. CA zoning is appropriate for this site and will not adversely affect any adjacent properties or other parts of the County.
2. The extension of CA zoning to this site is appropriate in this existing commercial area.
3. The traffic impact will depend on the type of commercial development proposed, but Maryville Pike is a minor arterial street capable of handling the additional traffic that would be generated.

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 South County Sector Plan proposes general commercial uses for the site, consistent with the requested CA zoning.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Staff has not identified any conflicts with other adopted plans.

Action: Approved

Meeting Date: 9/13/2018

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE CA (General Business) zoning.

Date of Approval: 9/13/2018

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:** 10/22/2018

**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:**