

CASE SUMMARY

APPLICATION TYPE: REZONING

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 9-J-18-RZ **Related File Number:** 9-C-18-SP
Application Filed: 8/7/2018 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: South side Strawberry Plains Pike, east side Huckleberry Ln.
Other Parcel Info.:
Tax ID Number: 73 040 & 041 **Jurisdiction:** County
Size of Tract: 3.4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant and residential
Surrounding Land Use:
Proposed Use: Motor home sales **Density:**
Sector Plan: East County **Sector Plan Designation:** MDR/O and LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 7602 Strawberry Plains Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential and Office) and LDR (Low Density Residential)
Requested Plan Category: GC (General Commercial)

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 CA (General Business) zoning.

Staff Recomm. (Full):

CA zoning at this location would be incompatible with the adjacent A (Agricultural) zoning and low density residential uses. Adjacent properties would be adversely affected by possible range of uses allowed in the CA zone district.

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 property is located in the Urban Growth Boundary for the City of Knoxville on the Growth Policy Plan and is proposed for Medium Density Residential/Office uses on the sector plan, inconsistent with the proposal.
2. The proposed CA (General Business) zoning is not compatible with the scale and intensity of the adjacent agricultural and low density residential zoning and uses.
3. The area and surrounding zone districts have not changed substantially since the adoption of the 2010 East County Sector Plan.

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

1. The proposed amendment to CA zoning allows for general retail business and services, however, outdoor storage of material and equipment is prohibited unless fully screened on all sides by an opaque screen and is located in the rear of the principal permitted use or structure.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. CA zoning is not compatible with the surrounding development and will have impacts on the adjacent low density residential properties.
2. The site is located within the Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. An adjacent parcel to the east was previously denied a rezoning from A (Agricultural) to CB (Business and Manufacturing Zone) in 2011.
4. The adjacent parcel to the east was also denied a plan amendment from LDR to GC in 2011.

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 East County Sector Plan proposes medium density residential and office uses for this property, not consistent with the requested CA zoning.
2. The site is located just outside of the proposed Rural Crossroads for the I-40/Strawberry Plains Pike in the 2017 adopted East Knox County Community Plan, and this area is considered a gateway to the rural area of the East Knox Community.
3. The 2017 adopted East Knox County Community Plan provided a development transition concept between more intense crossroads areas and rural and development corridors.
3. Huckleberry Springs Road, which lies west of this area is considered a Rural Corridor in the plan as well, and the recommended development pattern should preserve the rural look and feel.

Action:

Denied

Meeting Date: 10/11/2018

Details of Action:

Summary of Action: DENY CA (General Business) zoning.

Date of Approval:

Date of Denial: 10/11/2018

Postponements: 9/13/2018

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: