

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-M-25-RZ
Application Filed: 11/26/2024
Applicant: TERRY ROMANS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of E Governor John Sevier Hwy, north of Serene Cove Way
Other Parcel Info.:
Tax ID Number: 111 03606 **Jurisdiction:** County
Size of Tract: 4.39 acres
Accessibility: Access is via E Governor John Sevier Highway, a major arterial road with a pavement width of 45 ft within a public right-of-way measuring 123 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South County **Plan Designation:** RC (Rural Conservation)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area consists of a mix of undeveloped land and single family detached residential, the latter on large tracts on the south side of E Governor John Sevier Highway and smaller lots off of a side street on the north side. A veteran's cemetery is nearby to the northeast, and a KUB utility operations facility abuts this property to the southwest.

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

Street: 1907 E GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests:
Extension of Zone: No, this is not an extension of zoning.
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: Whitney Warner

Staff Recomm. (Abbr.): Deny the CN (Neighborhood Commercial) zone because the property is inconsistent with the intent and location criteria of the CN zone.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 COUNTY GENERALLY:

1. There is one residential subdivision in the area, Serenity River subdivision to the south started developing in 2010. A concept and development plan for up to 145 single family houses on individual lots was approved in April 2024 (4-SE-24-C/4-G-24-DP).

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

- 1. The CN zone is intended to provide for the recurring shopping and personal service needs of nearby residential areas, and development should be compatible with the character of the adjacent neighborhood. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. While the property is on an arterial, it is not at an intersection or on the edge of a residential neighborhood. There is residential development in the area, but not of sufficient density to support commercial zoning.
- 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. The CN zone development standards are required for compatibility between commercial and adjacent residential uses. This includes greater setbacks when adjacent to residential zones, landscaping, and sidewalk installation requirements.
- 2. The subject property is fronting E Governor John Sevier Highway. The highway has a scenic roadway designation, and the corridor study recommends a 50 ft buffer of native trees and shrubbery along the right-of-way.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The proposed CN zone can be considered in the current RC (Rural Conservation) place type.
- 2. The CN zone at this location is inconsistent with Implementation Policy 4, which prefers commercial development to consist of walkable mixed-use centers, corridors, and neighborhood nodes. This site is adjacent to Knox Chapman Utility District and large lot single family homes. The area is mostly agricultural and forested tracts. Currently, one single-family subdivision is nearby, but John Sevier is a highway with a signed speed limit of 50mph. This corridor is neither a mixed-use center, a walkable corridor, nor a walkable neighborhood node.
- 3. The requested zoning district at this location is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 1/9/2025

Details of Action: Approve the CN (Neighborhood Commercial) zone because it is consistent with the intent and location criteria of the CN zone.

Summary of Action: Approve the CN (Neighborhood Commercial) zone because it is consistent with the intent and location criteria of the CN zone.

Date of Approval: 1/9/2025 **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: 3/24/2025 **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:**