

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-N-24-RZ **Related File Number:** 11-B-24-PA
Application Filed: 9/30/2024 **Date of Revision:**
Applicant: AHB ENTERPRISES, INC./HUNTER BREWSTER

PROPERTY INFORMATION

General Location: Southeast side of Crenshaw Rd, Northeast side of Ottinger Dr, South of W Governor John Sevier Hwy
Other Parcel Info.:
Tax ID Number: 147 105, 10501 **Jurisdiction:** County
Size of Tract: 3.56 acres
Accessibility: Access is via Crenshaw Road, an unstriped local road with a pavement width of 21-23 ft within a 63 ft right-of-way. Access is also via Ottinger Drive, an unstriped local road with a pavement width of 17 ft within a 35 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is at the intersection of Crenshaw Road and W Governor John Sevier Highway, around 0.25 mi to the east of the commercial node at the intersection of W Governor John Sevier Highway and Maryville Pike. The area surrounding the subject property is characterized by single family homes on large (1+ acre) lot sizes.

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

Street: 3000 CRENSHAW RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CH (Highway Commercial)
Previous Requests:
Extension of Zone: No, this is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category: CC (Corridor 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: Jessie Hillman

Staff Recomm. (Abbr.): Deny the CH (Highway Commercial) zone because it is incompatible with surrounding development and transportation infrastructure.

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 CITY/COUNTY GENERALLY:

1. The requested CH (Highway Commercial) zone is not supported by changing conditions in the area. The subject property is surrounded by long-established residential and agricultural property. It is also near but disconnected from an underdeveloped commercial node to the west.

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

1. The CH zone is intended to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of the highway user or tourist. The intent here is to reserve lands which because of their particular location and natural features are adapted for such uses, and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other uses in the vicinity.
2. The subject property is not adjacent to any commercial development. Its access to W Governor John Sevier Highway from Crenshaw Drive is not designed for a safe increase in traffic stemming from commercial activity.

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. CH zoning at this location could result in adverse impacts to traffic safety. East-bound traffic from the highway turning right onto Crenshaw Drive must make a sharp turn that could result in vehicles entering the opposite lane. The subject property’s driveway onto Crenshaw Drive is also at an angle where sight distance in both directions may be limited.

THE 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 requested CH zone is inconsistent with the SR (Suburban Residential) place type for this property in the Knox County Comprehensive Plan, and a plan amendment is not recommended.
2. A commercial rezoning here also conflicts with Implementation Policies in the Comprehensive Plan, including Policy 9 to coordinate infrastructure improvements with development. No capital improvements are currently planned to occur in this area to support a more intensive and auto-centric rezoning.

Action: Denied

Meeting Date: 11/14/2024

Details of Action:

Summary of Action: Deny the CH (Highway Commercial) zone because it is incompatible with surrounding development and transportation infrastructure.

Date of Approval: **Date of Denial:** 11/14/2024 **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/9/2024

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: