

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-H-24-RZ **Related File Number:**
Application Filed: 10/28/2024 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: North side of Clinton Hwy, south of Cherrybrook Dr
Other Parcel Info.:
Tax ID Number: 68 I B 008 **Jurisdiction:** County
Size of Tract: 0.46 acres
Accessibility: Access is via Clinton Highway, a major arterial street with a 60-ft pavement width within a right-of-way with ranging from 113 ft to 122 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest City **Plan Designation:** CC (Corridor Commercial), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This property is part of the commercial corridor along Clinton Highway. The Cherrybrook single-family neighborhood is nearby to the north. There is a regional commercial node with big-box stores nearby to the west at the intersection of Clinton Highway and Schaad Road.

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

Street: 6356 CLINTON HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), CA (General Business)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: Yes, it is a minor extension within the parcel and 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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the CA (General Business) zone because it is a minor extension within and external to the parcel that is consistent with surrounding development.

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. This property is part of an established commercial corridor along Clinton Highway. The front half of the property is already zoned CA (General Business) and has an active restaurant and office establishment.
- 2. These conditions support a minor extension of the CA zone to the rear of the property that is currently zoned A (Agricultural). This would provide a cohesive zone for the entire parcel that is compatible with surrounding development.

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

- 1. The intent of the CA zone is to provide for retail business and services, but not for manufacturing or for processing materials.
- 2. The purpose of this zone is consistent with the long-standing service-oriented commercial corridor surrounding the subject parcel, which is all zoned CA.

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. There are no adverse impacts anticipated to occur with this minor expansion of commercial zoning amidst a wide range of service-oriented businesses.

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 CA zone is directly related to the property's CC (Corridor Commercial) place type designation in the Knox County Comprehensive Plan, and it would bring zoning into alignment with the land use plan. The CC place type is situated along major transportation corridors that are appropriate for a mix of commercial development including shopping centers, large format retail, and auto-oriented uses.
- 2. Rezoning the vacant rear portion of this commercial parcel to CA is aligned with the Comprehensive Plan's Implementation Policy 3 to encourage infill and redevelopment of underutilized commercial land.
- 3. A rezoning from A to CA is compatible with the property's location in the Urban Growth Boundary of the Growth Policy Plan.

Action:

Approved

Meeting Date: 12/12/2024

Details of Action:

Summary of Action:

Approve the CA (General Business) zone because it is a minor extension within and external to the parcel that is consistent with surrounding development.

Date of Approval:

12/12/2024

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: 1/22/2025

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: