

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 OC (Civic and Institutional) zone because it is compatible with surrounding development and consistent with the Comprehensive Plan.

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. Since 2007, several large properties to the northeast and northwest of the subject parcel have been converted from farmland to industrial uses. Developments include an automobile pick yard as well as industrial warehousing and distribution centers. There is also an established cement plant and mining operation to the southeast.
2. The subject parcel is distanced from these more intensive uses and sits adjacent to a small, historic residential area to the east that precedes much of the industrial activity surrounding it.
3. While specific development intentions are not typically within the scope of rezoning considerations, it is noteworthy that the subject parcel has been owned by The American Legion since 2018, and there is signage on the vacant lot advertising it as a future home of this veteran service organization. An assembly hall is not permitted in the current I (Industrial) zone, but is permitted in the requested CB (Business and Manufacturing) zone. This rezoning application was received prior to the adoption of the Knox County Comprehensive Plan and the CB zone can no longer be considered under the subject property's MHI (Mining Heavy Industrial) place type.
4. A veteran organization would also be permissible in the OC (Civic and Institutional) zone per Article 5.41.02.D, which lists private clubs, lodges and fraternal organizations as permitted uses. The OC zone can be considered in any place type, including the MHI place type.
5. A downzoning from the I zone to the OC zone is supported by its sensitive location next to residences and its physical distance from the more intensive industrial and manufacturing uses around it.

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

1. The CB zone is intended for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic. Hence, they are not properly associated with, nor compatible with, residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB zone are intensive users of roads, sewers and other public facilities.
2. The OC zone is intended for religious, governmental, recreational, and institutional uses. These regulations are intended to minimize any conflicts or adverse impacts on other properties, public roads or facilities. Locations for civic and institutional uses should be on arterial or major collector streets.
3. The subject property is located between Rutledge Pike, a major arterial street, to the west and a row of occupied houses to the east. The OC zone is better suited for this location because it is more compatible with residential uses than the CB zone. The property also meets the OC zone location criteria of being on a major classified street to minimize potential traffic impacts of civic and institutional 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. There are no adverse impacts anticipated to occur with the proposed downzoning from the I to the OC district. Both zones benefit from the property's proximity to major transportation infrastructure, and the OC zone limits the more intensive and noxious uses permitted in the I zone from occurring next to single-family homes.

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 proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to existing community character. By limiting the intensive uses permitted under its current I zoning, the OC zone provides a more appropriate transition of land use next to a long-established residential area.

2. The proposed rezoning is not in conflict with any other adopted plans for the area, including the Growth Policy Plan's Urban Growth Boundary designation.

Action: Approved

Meeting Date: 8/8/2024

Details of Action:

Summary of Action: Approve the OC (Civic and Institutional) zone because it is compatible with surrounding development and consistent with the Comprehensive Plan.

Date of Approval: 8/8/2024

Date of Denial:

Postponements: 6/13/2024

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/16/2024

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: