

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-M-24-RZ                      **Related File Number:**  
**Application Filed:** 5/28/2024              **Date of Revision:**  
**Applicant:** PRIYANKA PATEL

## PROPERTY INFORMATION

**General Location:** North of Asheville Hwy, east of Cedar Ridge Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 62 211                      **Jurisdiction:** County  
**Size of Tract:** 9605 square feet  
**Accessibility:** Access is via Asheville Hwy a four-lane median divided highway within a right-of-way of 148-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** East County              **Plan Designation:** CMU (Corridor Mixed-use)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is on Asheville Hwy and is 0.25 miles from the commercial node at Asheville Hwy, Strawberry Plains Pike, and Andrew Johnson Hwy in east Knox County and 0.75 miles from Carter Elementary school.

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

**Street:** 8529 ASHEVILLE HWY  
**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:**  
**Extension of Zone:** No, this is not an extension.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** N/A (Outside of city limits)

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.):

Approve the CA (General Commercial) zone because it is consistent with the Knox County Comprehensive Plan and 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 COUNTY GENERALLY:

1. There have been a number of commercial rezonings to CA, CB (Business and Manufacturing), CH (Highway Commercial) in the area along Asheville Hwy since 1986. While this property is not adjacent to the CA zone, Asheville Hwy is largely zoned CA in this area.

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

1. The CA zone is for general retail business and services but not for manufacturing or for processing materials other than farm products. The CA zone is consistent with the existing office and commercial uses in the area.

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. Asheville Hwy is a median-divided highway. The East County Community Plan classifies Asheville Hwy and Andrew Johnson Hwy as rural crossroads and development corridors appropriate for growth in East Knox County. Any new access along this road would require entrance permits from Tennessee Department of Transportation.

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. CA is partially related to the Knox County Comprehensive Plan's CMU (Corridor Mixed-use) place type. The primary land use is commercial, and retail uses are recommended to be along major corridors.

2. The Knox County Comprehensive Plan's Implementation Policy 5 calls for creating neighborhoods with a variety of housing types and amenities in close proximity. This area on Asheville Hwy serves as a commercial corridor for the Carter Community, which provides services and amenities to nearby residents.

3. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

4. The CA zone is listed as partially related in the CMU place type per Appendix H (Place Type and Zoning Correspondence Matrix) of the Knox County Comprehensive Plan. Partially related zoning districts may be appropriate but must meet one of three criteria listed in Appendix H. The proposed CA

zoning is compatible with the current commercial and office zoning of adjacent sites.

**Action:** Approved **Meeting Date:** 7/11/2024

**Details of Action:**

**Summary of Action:** Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

**Date of Approval:** 7/11/2024 **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:** 8/19/2024 **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:**