

▶ **FILE #:** 9-A-15-RZ

AGENDA ITEM #: 33

AGENDA DATE: 9/10/2015

▶ **APPLICANT:** U.S. REALTY INVESTMENT CORPORATION

OWNER(S): Tony Shin

TAX ID NUMBER: 78 157

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7334 Oak Ridge Hwy

▶ **LOCATION:** Northwest side Oak Ridge Hwy., northeast of Karns Crossing Ln.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with 23' of pavement width and 100' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** RA (Low Density Residential)

▶ **ZONING REQUESTED:** CA (General Business)

▶ **EXISTING LAND USE:** House

▶ **PROPOSED USE:** Retail strip center

EXTENSION OF ZONE: Yes, extension of CA from the north, south and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land, house / CA (General Business)

South: Oak Ridge Hwy., house, business / RA (Low Density Residential) and CA (General Business)

East: House / RA (Low Density Residential)

West: Business / CA (General Business)

NEIGHBORHOOD CONTEXT: Most of the properties fronting on Oak Ridge Hwy. in this area are zoned CA and developed with various businesses. To their rear are residential uses, zoned RA and PR.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE CA (General Business) zoning.**

CA zoning at this location is an extension of zoning from the north, south and west, and is compatible with surrounding land uses and zoning.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. Most of the properties fronting on Oak Ridge Hwy. in the immediate area are already zoned CA with the exception of this parcel and the abutting one to the east.
2. The site is accessed from Oak Ridge Hwy., a major arterial street with sufficient capacity to support CA development.
3. The majority of the surrounding area is already zoned for commercial uses. Some residential uses are still in place in the area, but the sector plan proposes commercial or office uses for the properties that front on Oak Ridge Hwy.

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

1. The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.
2. Based on the above description and intent, this property is appropriate to be rezoned to CA, as requested.

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. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.
2. Establishment of CA zoning at this location would have little to no adverse impact on surrounding properties.
3. This proposed amendment of the zoning map will not adversely affect any other part of the County.

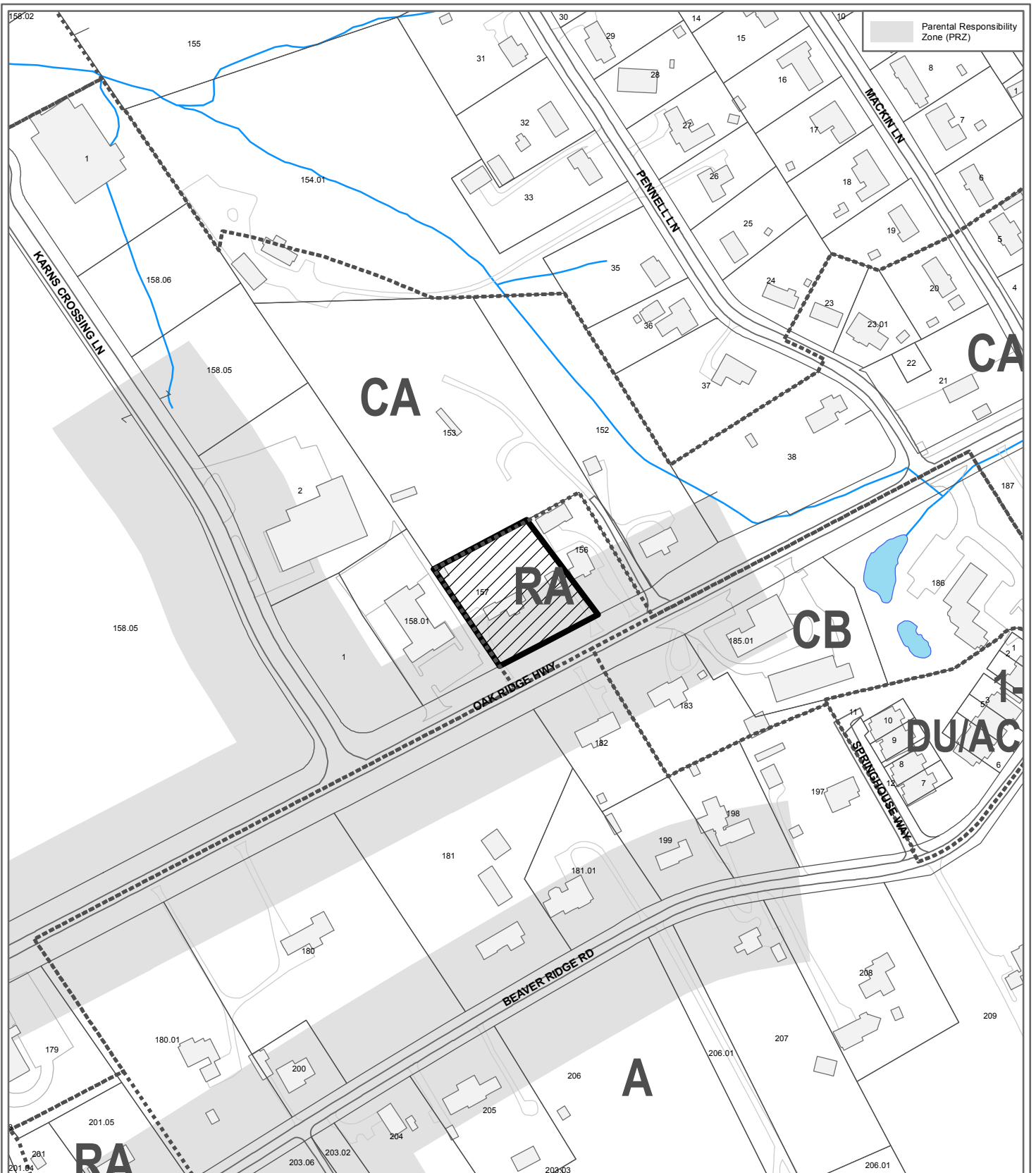
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes commercial uses for this site, consistent with the proposed CA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/26/2015. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**9-A-15-RZ
REZONING**

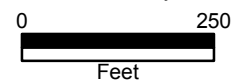
From: RA (Low Density Residential)
To: CA (General Business)



Petitioner: U.S. Realty Investment Corporation

Map No: 78

Jurisdiction: County



Original Print Date: 8/25/2015
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902