

# REZONING REPORT

► **FILE #:** 8-E-21-RZ

**AGENDA ITEM #:** 11

**AGENDA DATE:** 8/12/2021

► **APPLICANT:** FAYE RABY

OWNER(S): Faye Raby

TAX ID NUMBER: 78 182

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7335 Oak Ridge Hwy.

► **LOCATION:** Southside of Oak Ridge Highway, north of Beaver Ridge Road, southeast of Karns Crossing Lane

► **APPX. SIZE OF TRACT:** 0.74 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Highway, a major arterial road with a pavement width of 40-ft within a right-of-way width of 100-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** A (Agricultural)

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

► **EXISTING LAND USE:** Existing single-family dwelling

► EXTENSION OF ZONE: Yes, it is an extension of commercial uses. CB zoning is adjacent to the east.

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant - CA (General business)

South: Single-family-residential - A (Agricultural)

East: Commercial - CB (Business and manufacturing)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is located in an area with commercial uses along a major arterial road.

## STAFF RECOMMENDATION:

► **Approve CA (General Business) zoning because it is consistent with the Northwest City Sector Plan.**

## 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 proposed rezoning request is consistent with the Northwest City Sector Plan's land use classification of GC (General Commercial).
2. This area has been transitioning from Agricultural zoning to Commercial zoning for a number of years.

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

1. The CA (General Business) zone is intended for general retail business and services but not for manufacturing or for processing materials other than farm products.

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. The proposed rezoning is consistent with the character of the surrounding area and the intent of the Northwest County sector plan. The property has access onto Oak Ridge Highway. This road is bordered by properties zoned CA (General Business) and CB (Business and Manufacturing) along its length.

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 proposed amendment is not in conflict with any 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 9/27/2021. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



# **8-E-21-RZ REZONING**

From: A (Agricultural)

To: CA (General Business)

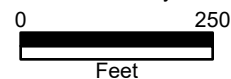


Original Print Date: 7/6/2021  
 Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Raby, Faye

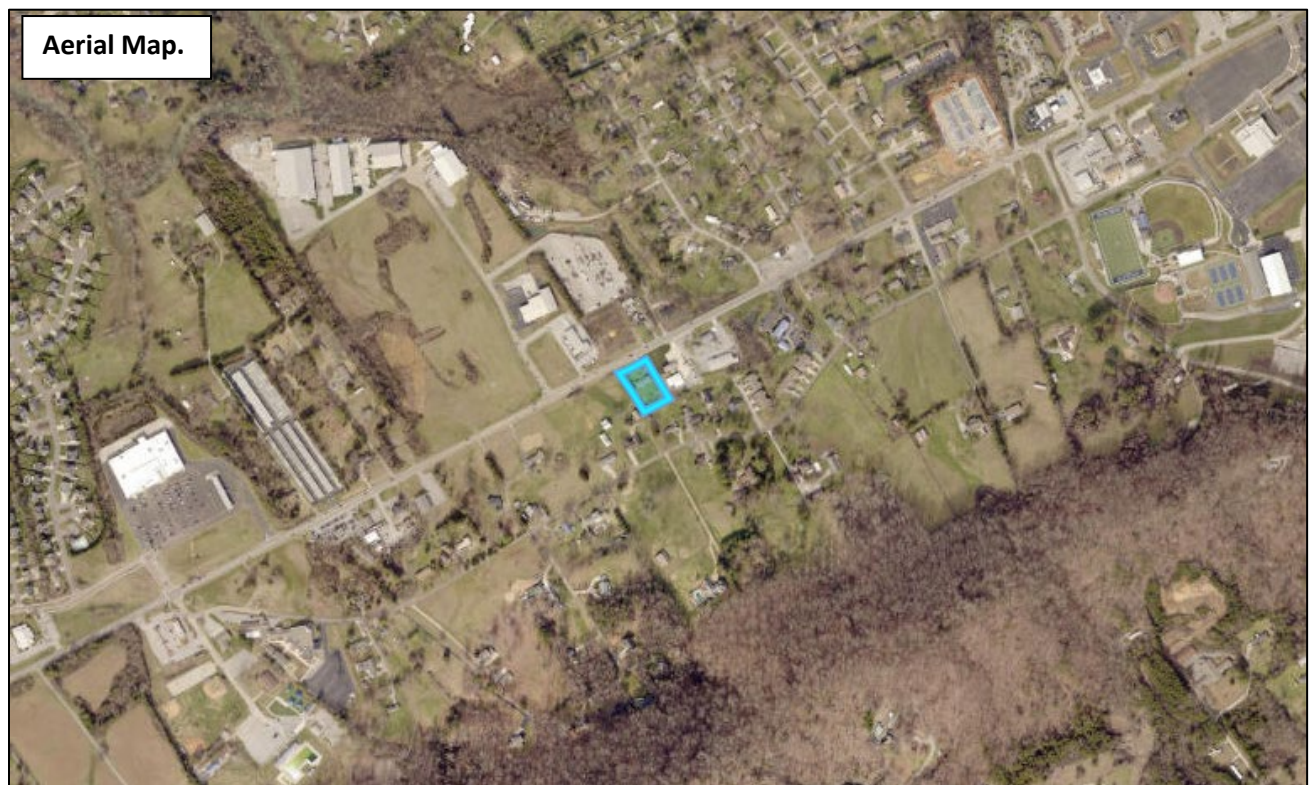
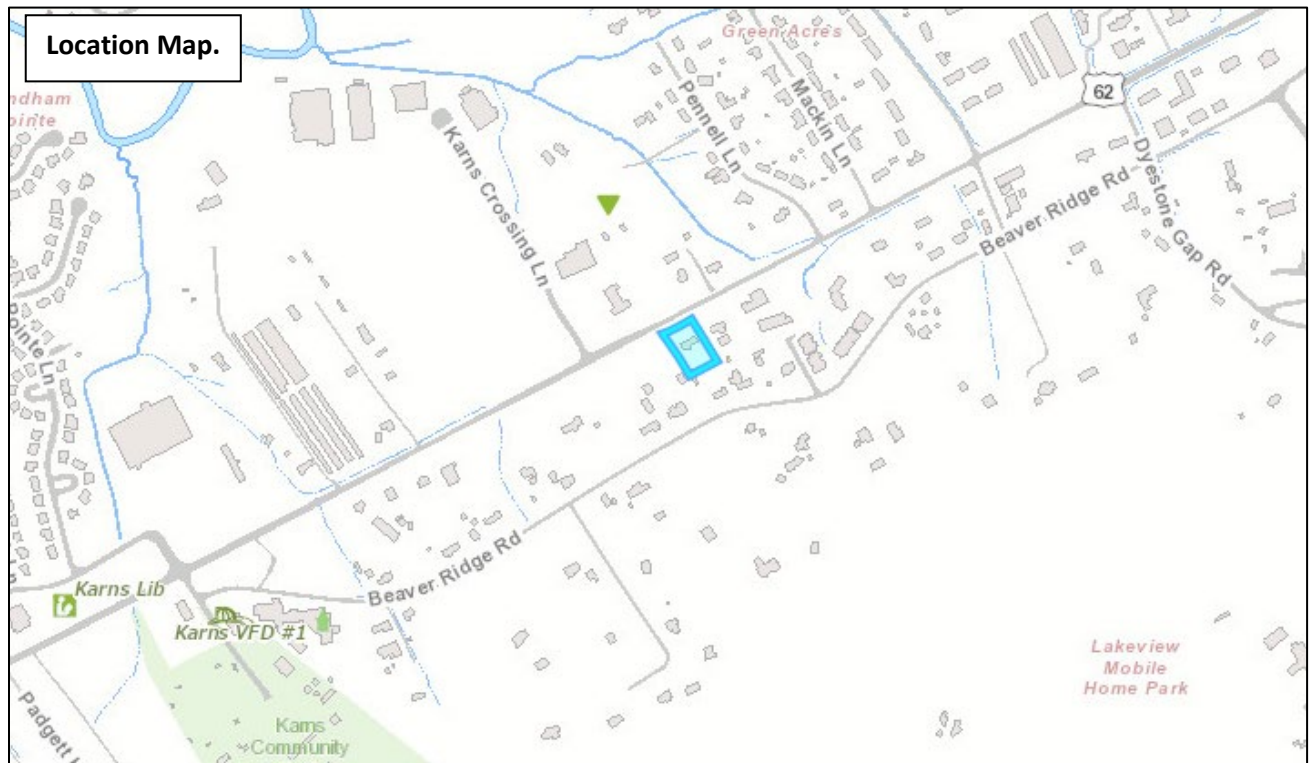
Map No: 78

Jurisdiction: County



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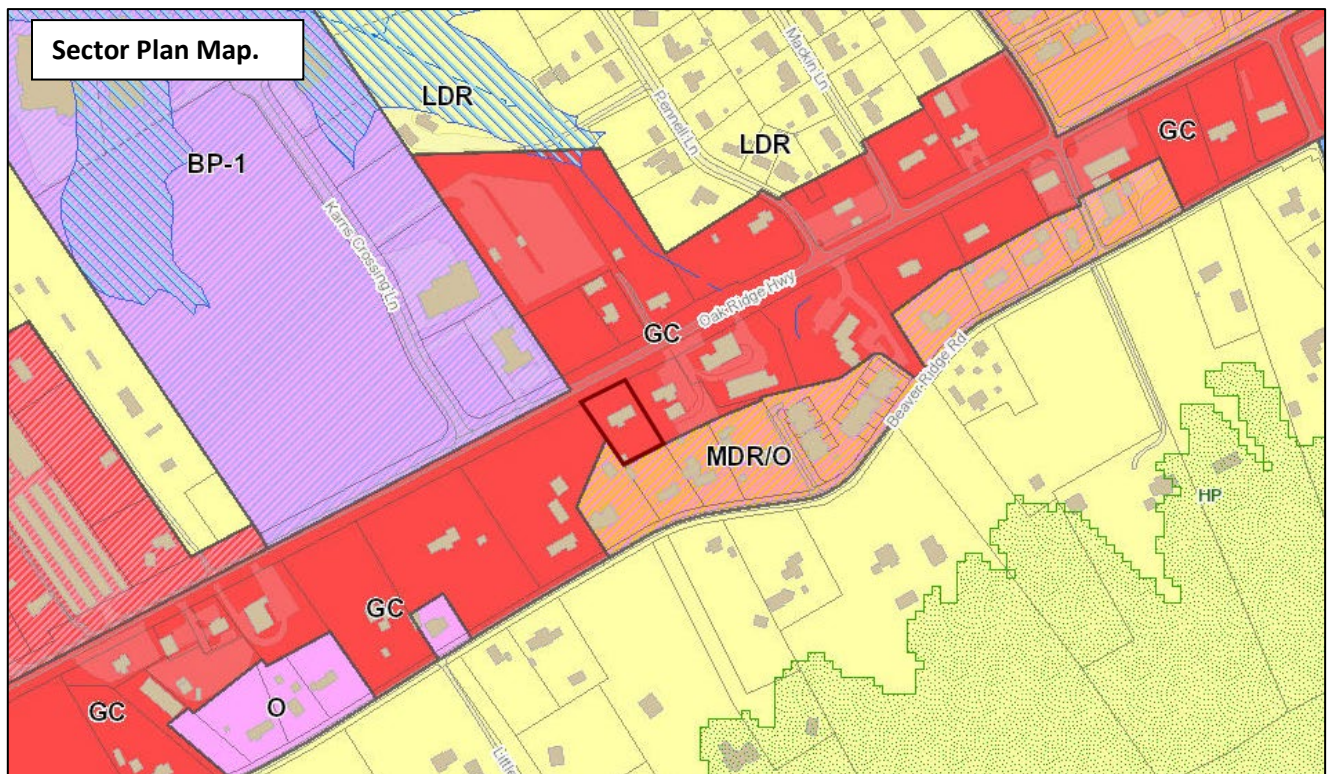
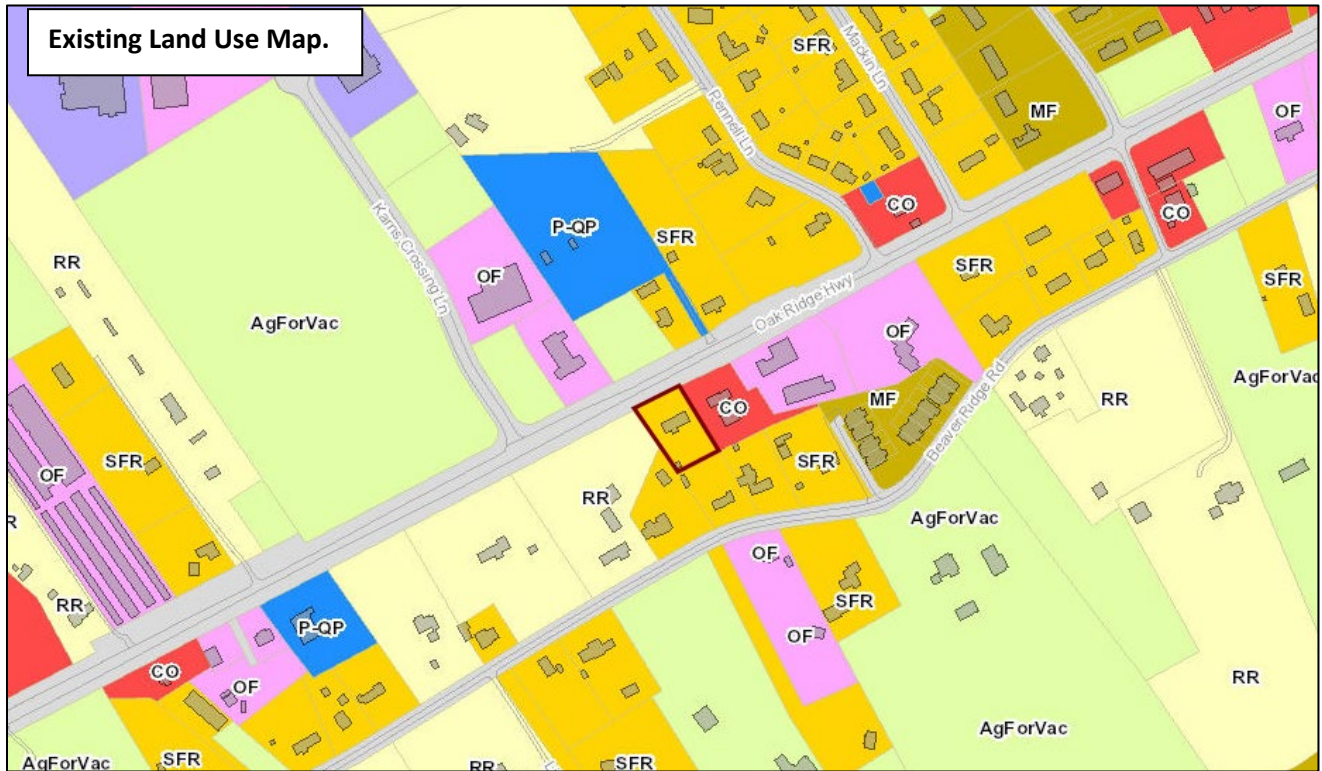
EXHIBIT A. Contextual Images





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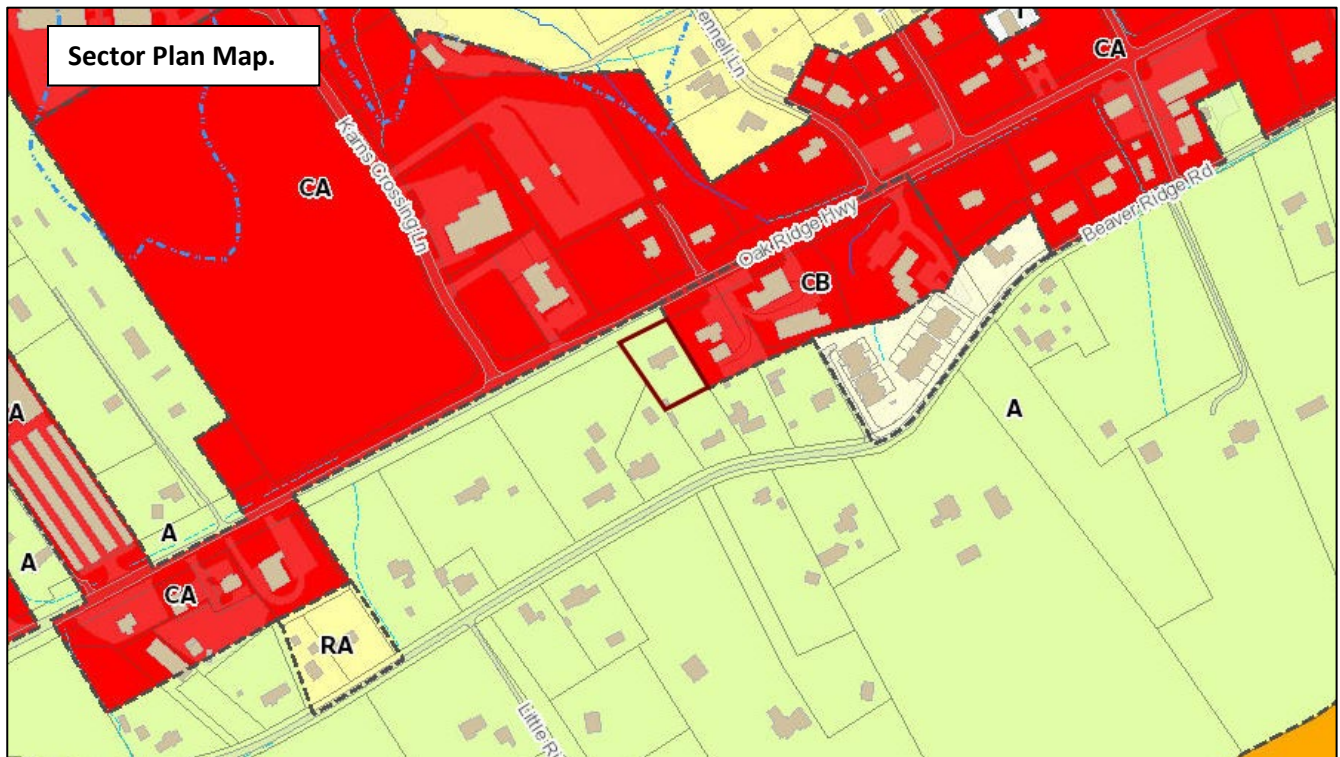
EXHIBIT A. Contextual Images





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EXHIBIT A. Contextual Images







# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☒ Rezoning

Faye Raby

Applicant Name

Affiliation

6-21-2021

Date Filed

8-12-21

Meeting Date (if applicable)

File Number(s)

8-E-21-RZ

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Donna Smartt

Name

Company

149 Hughes Ln. Ten Mile TN 37880

Address

City

State

ZIP

865-606-1116 ddss8680@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Faye Raby 7335 Oak Ridge Hwy 865-606-1116

Owner Name (if different)

Owner Address

Owner Phone

7335 Oak Ridge Hwy 078 182

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

South side Oak Ridge Hwy, north of 32,425  $\pm$

General Location

Beaver Ridge Rd, SE of Kams Crossing Ln.

Tract Size

☐ City ☒ County

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

GC

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

- ☐ Development Plan   ☐ Use on Review / Special Use   ☐ Hillside Protection COA  
☐ Residential   ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number   ☐ Combine Parcels   ☐ Divide Parcel

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**☒ Zoning Change   CA  
Proposed Zoning☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_

Pending Plat File Number

**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review   ☐ Planning Commission

**ATTACHMENTS**

- ☐ Property Owners / Option Holders   ☐ Variance Request

**ADDITIONAL REQUIREMENTS**

- ☐ Design Plan Certification (Final Plat)  
☐ Use on Review / Special Use (Concept Plan)  
☐ Traffic Impact Study  
☐ COA Checklist (Hillside Protection)

Fee 1

Total

0326 | 1000.00

Fee 2

Fee 3

\$1000.00**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Please Print

Date

Phone Number

Email

Staff Signature

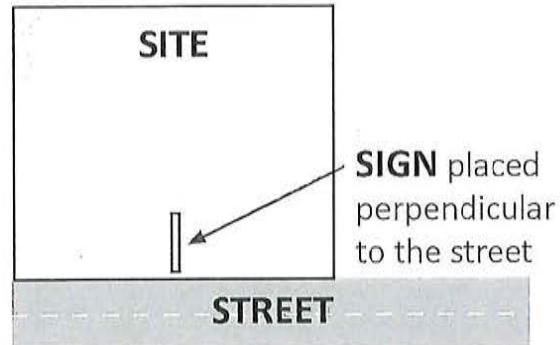
Please Print

Date

865-606-1116DdSS8680@gmail.com6/21/2021Sherry MichienziSHERRY MICHIEZI6/21/2021



The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

July 28 (Wed) and Aug 13 (Fri)  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Faye Raby

Date: 6-21-21

File Number: 8-E-21-RZ

- ☐ Sign posted by Staff
- ☒ Sign posted by Applicant