



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 7-B-22-RZ
7-A-22-SP

AGENDA ITEM #: 8
AGENDA DATE: 7/14/2022

▶ **APPLICANT:** STUART ANDERSON / GEORGE ARMOUR EWART ARCHITECT
OWNER(S): Karl A. Hobbs

TAX ID NUMBER: 133 L B 026 & 025 [View map on KGIS](#)

JURISDICTION: Commission District 4

STREET ADDRESS: 7746 & 7750 S. Northshore Dr.

▶ **LOCATION:** South side of S. Northshore Dr., east of Myart Ln., southwest of Wrights Ferry Rd.

▶ **TRACT INFORMATION:** 0.8 acres.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via S. Northshore Drive, a major arterial with a pavement width of 41-ft within a right-of-way width of 88-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek / TN River

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RA (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / CN (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Single family residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, NC is adjacent. No, CN is not adjacent, but C-G-2 is adjacent.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Office - NC (Neighborhood Commercial) - C-G-2 (General Commercial)

ZONING South: Single family residential - LDR (Low Density Residential) - RA (Low Density Residential)

East: Commercial - NC (Neighborhood Commercial) - C-G-2 (General Commercial)

West: Single family residential - LDR (Low Density Residential) - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This is the commercial node of Rocky Hill along S. Northshore Drive,

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to NC (Neighborhood Commercial) because it is consistent with the adjacent development.**

- ▶ **Approve CN (Neighborhood Commercial) zoning because it is consistent with the adjacent development.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. These properties have frontage on S. Northshore Drive, as do the other commercial areas in Rocky Hill that also have commercial zoning. This area has remained relatively the same, however, there has been some additional residential development just to the west of this commercial node.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or utilities are anticipated, however, this extension of the NC land use classification is in an area well served by existing infrastructure.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. When the Southwest County Sector Plan was updated, integrating these two parcels into the NC designated area of Rocky Hill should have been considered because they have frontage on S. Northshore Drive, like the other adjacent NC area. However, the existing use of single family residential homes on the subject property may have prompted retaining the LDR classification.
2. The frontage on S. Northshore and adjacency to existing NC characteristics of the subject property lends to the potential expansion of the commercial area at this location.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. While there are no new trends in development in this particularly area, this commercial node in Rocky Hill is surrounded by residential development within a walkable distance to these commercial areas.
2. Continuing to develop the sidewalk network in this area would make access to these commercial properties safer for pedestrians from the adjacent residential areas.

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. While there are limited changes in this area, an extension of commercial zoning in this area would not pose significant concerns, because it is minor extension, approximately 2 acres, of existing commercial zoning, approximately 37 acres, and is adjacent on the north and east to commercial zoning.

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

1. The proposed amendment is consistent with CN zone district, which is intended to provide limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. This commercial area is surrounded by residential neighborhoods within a walkable distance to this district.
2. The CN zone permits less intense commercial uses than the other commercial zone districts, it is intended to provide for the recurring shopping and personal service needs of nearby residential areas.
3. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. This zoning request is along a major arterial and at the edge of a residential area.
4. Development performance standards are included in this district to maximize compatibility between

commercial uses and adjacent residential uses. Redevelopment of this site within the CN zone district would provide buffers and landscaping to minimize potential impacts to adjacent residential areas.

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. This minor expansion of commercial zoning that has limited commercial uses, more compatible with adjacent residential areas.

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. This amendment is compatible with the recommended sector plan amendment to NC for this area.
2. This amendment is not in conflict with other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

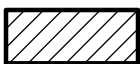
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/22/2022. 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.



**7-A-22-SP / 7-B-22-RZ
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

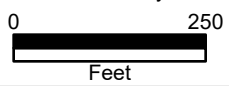
From: LDR (Low Density Residential)
To: NC (Neighborhood Commercial)



Original Print Date: 6/8/2022 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Anderson / George Armour
Ewart Architect, Stuart

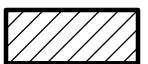
Map No: 133
Jurisdiction: County





Parental Responsibility Zone (PRZ)

**7-B-22-RZ
REZONING**



From: RA (Low Density Residential)
To: CN (Neighborhood Commercial)

Petitioner: Anderson / George Armour
Ewart Architect, Stuart

Map No: 133
Jurisdiction: County



Original Print Date: 6/8/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTHWEST COUNTY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Southwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Stuart Anderson has submitted an application for an amendment to the Southwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Low Density Residential to Neighborhood Commercial consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on July 14, 2022, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Southwest County Sector Plan, with its accompanying staff report and map, file #7-A-22-SP.

SECTION 2: This Resolution shall take effect upon its approval.

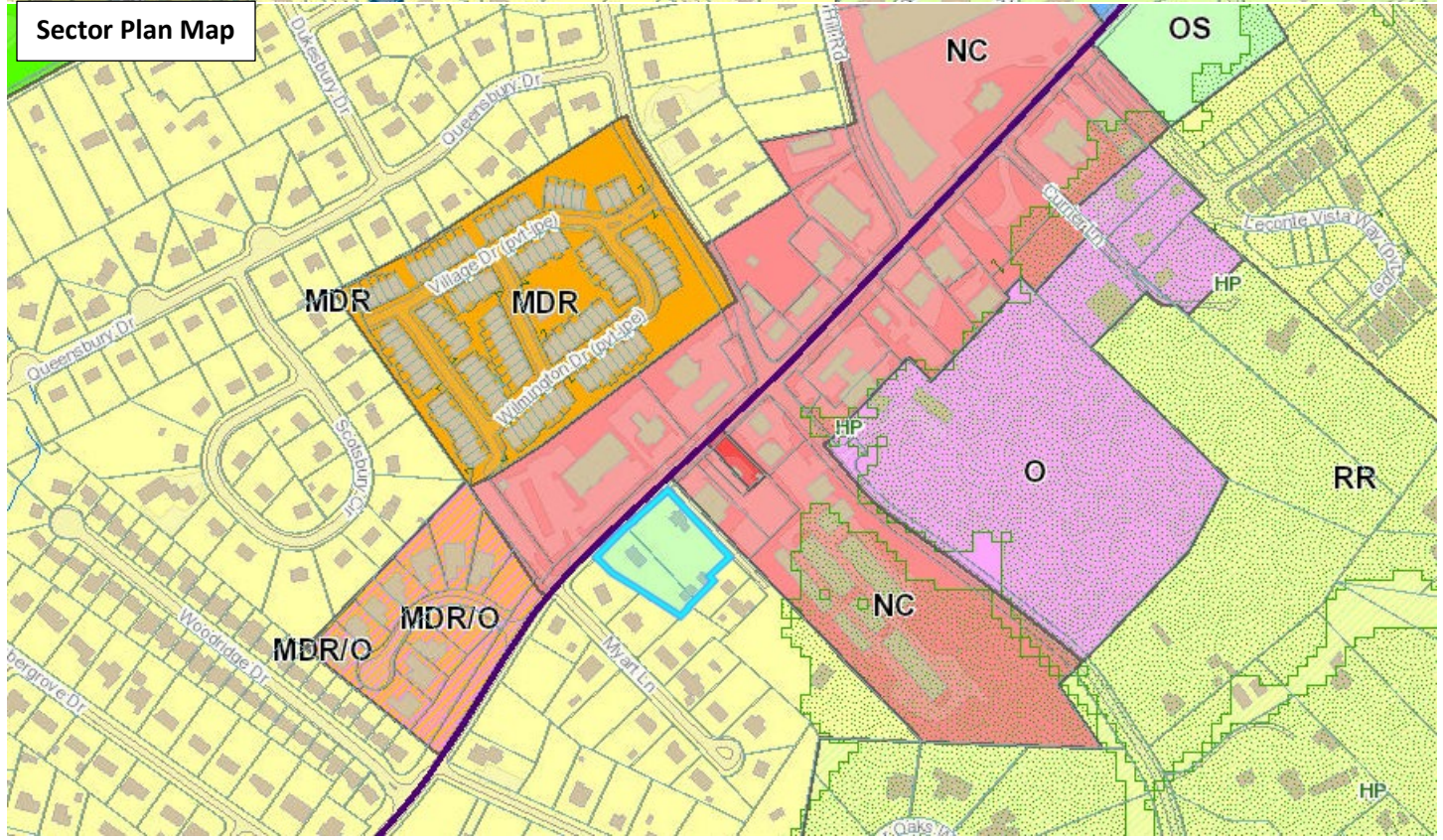
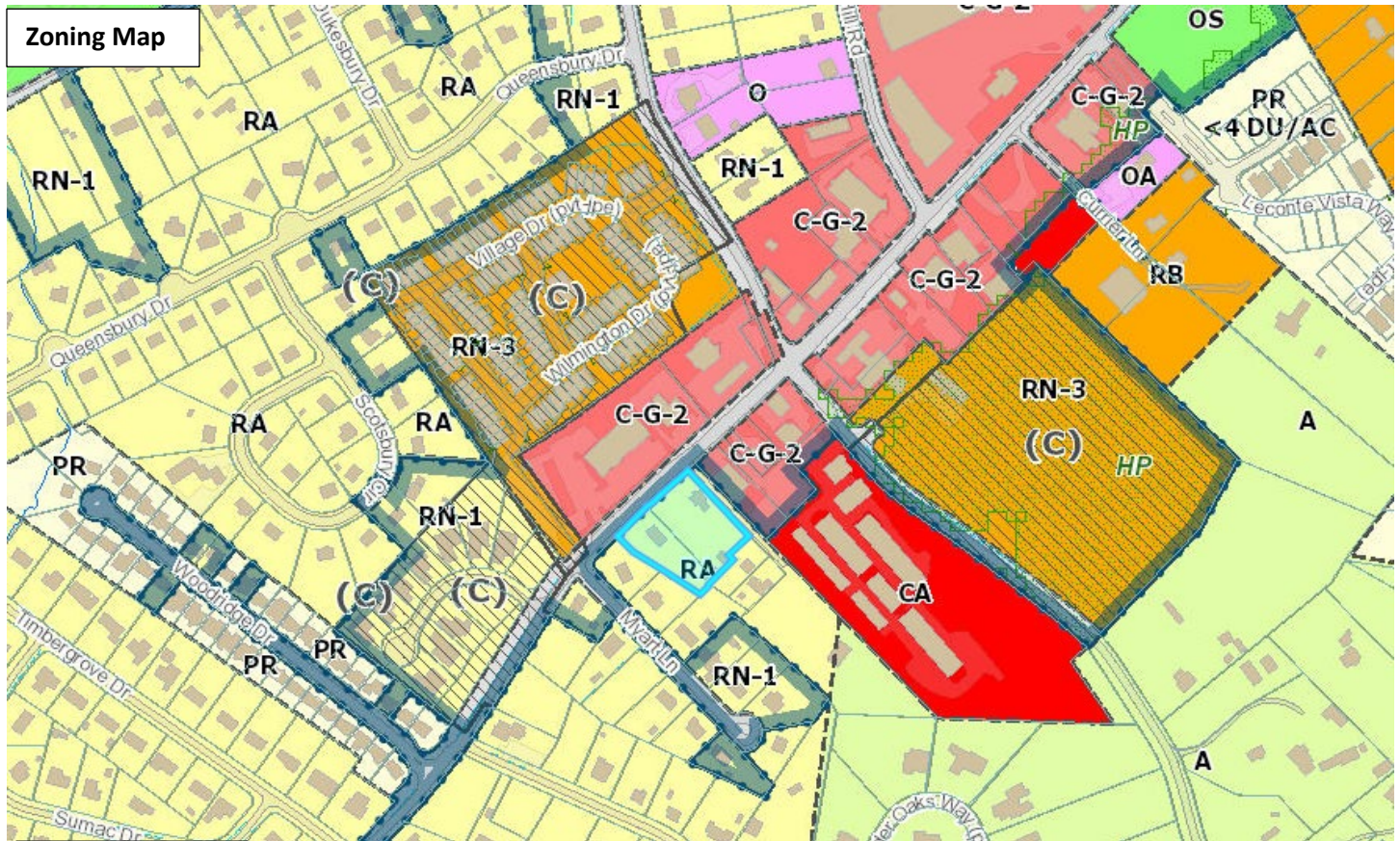
SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit A. 7-A-22-SP_7-B-22-RZ Contextual Images



One Year Plan

Exhibit A. 7-A-22-SP_7-B-22-RZ Contextual Images



Reset Form



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

Stuart Anderson, AIA

George Armour Ewart Architect

Applicant Name

Affiliation

10 May 2022

14 July 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

7-B-22-RZ

7-A-22-SP

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

- Applicant Property Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

Stuart Anderson

George Armour Ewart Architect

Name

Company

404 BEARDEN PARK CIR

KNOXVILLE

Tennessee

37919-9603

Address

City

State

ZIP

865-602-7771

sanderson@georgeewart.com

Phone

Email

CURRENT PROPERTY INFO

Karl A. Hobbs

170 TWIN SPRINGS RD VONORE TN 37885 865-599-1630

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7746 & 7750 S. Northshore Drive

133LB026 & 133LB025

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Located on the south side of S Northshore Dr. East of Myart Ln.

0.8 acres

General Location

Tract Size

City County **4**
District

RA
Zoning District

SFR
Existing Land Use

Southwest County
Planning Sector

LDR
Sector Plan Land Use Classification

Urban Growth
Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 ^{CN} ~~NC~~ / Neighborhood Commercial
 Proposed Zoning

Plan Amendment Change
 NC / Neighborhood Commercial
 Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

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	\$1,000	\$1,600
Fee 2		
0526	\$600	
Fee 3		

AUTHORIZATION



Stuart Anderson, AIA

10 May 2022

Applicant Signature

Please Print

Date

865-602-7771

sanderson@georgeewart.com

Phone Number

Email



Karl A Hobbs

05/16/2022

Property Owner Signature

Please Print

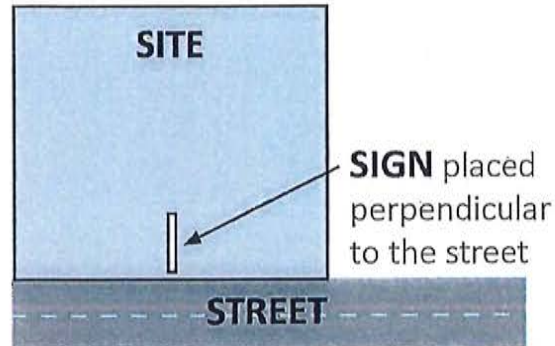
Date

Levan King Cranston



swm 5/19/2022

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:

June 29, 2022 (applicant or staff to post sign) and July 15, 2022 (applicant to remove sign)

Applicant Name: Stuart Anderson AIA

Date: 5/19/2022

File Number: 7-B-22-RZ / 7-A-22-SP

Sign posted by Staff

Sign posted by Applicant