

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-A-19-PA                      Related File Number: 1-A-19-RZ  
Application Filed: 11/5/2018              Date of Revision:  
Applicant: STEVE SMITH

## PROPERTY INFORMATION

General Location: Southeast of Cedar Ln., southwest of Pratt Rd.  
Other Parcel Info.:  
Tax ID Number: 68 L D PART OF 008                      Jurisdiction: City  
Size of Tract: 0.23 acres  
Accessibility: Access is via Cedar Ln., a minor arterial street with 60' of pavement within a 90' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Retail Business  
Surrounding Land Use:  
Proposed Use: Rezoning to permit commercial use not allowed within the C-1 zone.              Density:  
Sector Plan: North City                      Sector Plan Designation: MU-SD NC-2  
Growth Policy Plan: Urban Growth Area (Inside City Limits)  
Neighborhood Context: This site is within the commercial node at the I-640 / Merchant Dr. interchange, abutting commercial, office uses along Cedar Ln. and residential uses to the south of Shasta Dr.

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

Street: 112 Cedar Ln.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial)  
Former Zoning:  
Requested Zoning: C-3 (General Commercial)  
Previous Requests: 5-E-07-RZ: 0-1 to C-1  
Extension of Zone: Yes, GC is on the front portion of the parcel fronting Cedar Ln.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District)  
Requested Plan Category: GC (General Commercial)

**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:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE GC (General Commercial) as the One Year Plan land use designation.

Staff Recomm. (Full):

This site is located adjacent to existing GC on the same parcel, and the existing land use plan line divides the existing building on the property. Staff recommends the extension of the GC designation to the south to cover the existing building with the same land use plan designation of GC.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENT:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN -The One Year Plan created an error for this property by not including the portion of the property being used as a commercial use. The site is currently used as a liquor store and the land use plan line should have followed parcel boundaries at the time of the last one year plan update. The GC land use classification will cover the existing structure with GC (General Commercial) zone.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - There are no major changes in this area.

C. CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN- There has not be a change in public policy since the adoption of the One Year Plan.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE GC (General Commercial) as the One Year Plan land use designation.

Date of Approval:

1/10/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

2/12/2019

Date of Legislative Action, Second Reading: 2/26/2019

Ordinance Number:

Other Ordinance Number References: O-22-2019

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: