

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

**ONE YEAR PLAN AMENDMENT**



**File Number:** 1-A-19-RZ                      **Related File Number:** 1-A-19-PA  
**Application Filed:** 11/6/2018              **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 square feet  
**Accessibility:**

## **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:**

## **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: O-1 to C-1  
**Extension of Zone:**  
**History of Zoning:**

## **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 C-3 (General Commercial) district zoning.

Staff Recomm. (Full):

C-3 zoning at the requested location will create a consistent zone district over the entirety of the existing commercial structure on the parcel. This is consistent with the requested GC (General Commercial) plan amendment.

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. The recommended zoning is appropriate for the subject area and is compatible with the surrounding development and zoning, consistent with the policies of the North City Sector Plan for the GC land use designation.
- 2. Dividing properties with zoning district lines running through existing structures makes enforcement of zoning challenging and this should be changed to reflect the existing use of the property.

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

- 1. This request for C-3 zoning is an extension of the existing C-3 zoning on the property and is consistent with the intent and purpose of C-3 zone for personal and business services and general retail business, where commercial development has displaced or is displacing residential development.
- 2. The intent of the C-3 zone is also to concentrate general commercial activities, in this instance, particularly around the I-640 / Merchant Drive interchange.

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. Staff's recommended zoning and density will be compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. The proposal will have no impact on schools.
- 3. The C-3 zoning limited to the area as proposed will have minimal impact on adjacent properties.

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. With the recommended GC sector plan and one year plan amendment for the site, the C-3 zoning will be consistent with the adopted plans of Knoxville and Knox County.
- 2. The recommended zoning does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE C-3 (General Commercial) district zoning.

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:** 0-23-2019

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**