

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.):

Approve PC (Planned Commercial) zoning for the entirety of both parcels because it would allow commercial development with site plan review at this location. (Applicant requested an extension of CA (General Business) on both parcels)

Staff Recomm. (Full):

Comments:

This section of Asheville Highway is part of the Urban Growth Boundary for the City of Knoxville in the Growth Policy Plan, however, this section of highway remains more rural in character and median cuts in the highway facility are further apart than on more urban sections of Asheville Highway. This characteristic of Asheville Highway in this area makes commercial development more challenging and any consideration of commercial uses should be limited to those requiring development plan review by the Planning Commission. This section of Asheville Highway is bounded on both ends by the MU-SD ECO-6 designation that allows consideration of the PC (Planned Commercial) zone district.

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 GENERALLY:

1. The area has existing CA (General Business) zoning on the frontage, which permits a wide array of commercial uses that do not require review of a development plan by the Planning Commission. The shift to virtual offices for many business means the likelihood of office development in this area is further reduced. However, commercial development will likely remain viable since many commercial uses require a physical presence and PC (Planned Commercial) will require plan review to mitigate impacts and soften the appearance of commercial uses along the highway through landscaping and other provisions for design that may be required by a development plan.

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

1. The PC (Planned Commercial) is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers.
2. A development plan for the planned commercial complex shall be submitted to the planning commission for approval as a use permitted on review.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. Rezoning to PC (Planned Commercial) for the entirety of both parcels at this location would permit development of commercial uses at this site, however, review of a development plan as part of the use on review process would help mitigate potential impacts from any commercial development at this location.
2. The existing CA (General Business) zone district on the front portion of the parcels permits many commercial uses without the opportunity for review of a development plan by the Planning Commission. The PC zone district will require review of any commercial development at this location.

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 PC zone is consistent with the accompanying staff recommended plan amendment to the MU-SD ECO-6 (Asheville Highway Mixed Use Agricultural, Commercial, Office and Residential Districts)

land use designation.

Action: Approved

Meeting Date: 1/14/2021

Details of Action:

Summary of Action: Approve PC (Planned Commercial) zoning for the entirety of both parcels because it would allow commercial development with site plan review at this location.

Date of Approval: 1/14/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/29/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: