

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-N-23-RZ **Related File Number:** 1-D-23-PA
Application Filed: 11/16/2022 **Date of Revision:**
Applicant: GREEN RIVER HOLDINGS/SCOTT SMITH

PROPERTY INFORMATION

General Location: North of Cross Park Dr, east of Cross Creek Rd
Other Parcel Info.:
Tax ID Number: 119 033.13 (PART OF) **Jurisdiction:** City
Size of Tract: 6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** O (Office), SP (Stream Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 0 CROSS PARK DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: C-H-2 (Highway Commercial)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office), SP (Stream Protection)
Requested Plan Category: CC (Community Commercial), SP (Stream Protection)

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 C-H-2 (Highway Commercial) zoning for a portion of parcel 119 03313 as noted in Exhibit A because it is an extension of the existing commercial zoned area and retains a buffer zone adjacent to the existing residential area.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. Most of this area is zoned C-H-2, however, this area has been zoned for office for many years and has remained vacant.
2. The applicant is requesting to rezone a portion of the property to C-H-2, staff recommends retaining an additional portion of the parcel as O zoning to provide a buffer zone for the adjacent residential uses, as noted in Exhibit A.
3. In 2015, the City of Knoxville completed a realignment of the stormwater system in this area, moving a ditch that bisected the property to run adjacent to the front of the property along Cross Park Drive.

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

1. The C-H zoning district regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses. C-H-2 zoning also requires design standards for façade and fenestration and commercial site design to support a more pedestrian friendly development.
2. This property is served by transit and could support a mix of land uses.

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. This development appears to have 100-year floodplain present on the majority of the subject property. The stormwater system has been altered in this area as of 2015 and any new development at this location would have to follow stormwater and floodplain regulations as administered by the City of Knoxville.

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 rezoning is consistent with the proposed amendment to the sector plan and one year plan.
2. When the land use plans for this larger area are updated the CC land use classification should be considered to reflect the mix of commercial and office uses and zoning.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve C-H-2 (Highway Commercial) zoning for a portion of parcel 119 03313 as noted in Exhibit A because it is an extension of the existing commercial zoned area and retains a buffer zone adjacent to the existing residential area.

Date of Approval:

1/12/2023

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: 2/7/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/21/2023

Other Ordinance Number References: O-44-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: