

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-A-22-RZ Related File Number: 10-A-22-PA
Application Filed: 7/18/2022 Date of Revision:
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: South of Deane Hill Dr, Northwest of Anderson Dr.
Other Parcel Info.:
Tax ID Number: 121 A B 009 Jurisdiction: City
Size of Tract: 0.57 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: West City Sector Plan Designation: O (Office)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 6318 DEANE HILL DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: C-G-1 (General Commercial)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
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.): Approve C-G-1 (General Commercial) zoning because it is a minor extension of the existing commercial zoning and consistent with adjacent land uses.

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. In December of 2021, G-C-1 zoning was expanded to the adjacent parcel to the south, adjacent to the railroad corridor. This area is primarily a mix of commercial, office and multi-family uses and this parcel connects the previous C-G zoning extension to Deane Hill Drive.
2. Currently, nearby TDOT improvements along the intersection with Kingston Pike and Northshore Drive are in the design phase.

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

1. This rezoning is a minor extension of the C-G-1 zoning district, which borders the subject property on two sides. This property's incorporation into the existing C-G-1 district will allow for access to Deane Hill Drive for the adjacent property to the south.

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. The subject property is between the commercial zoned properties along Kingston Pike and Deane Hill Drive and the commercially zoned properties along the railroad, west of S. Northshore Drive. This proposed extension of commercial zoning is between two office zoned properties and is not anticipated to cause adverse effects.

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 proposed rezoning is consistent with the West City Sector Plan and the One Year Plan as amended.
2. Rezoning to C-G is not in conflict with the General Plan or any other adopted plans.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Approve C-G-1 (General Commercial) zoning because it is a minor extension of the existing commercial zoning and consistent with adjacent land uses.

Date of Approval: 10/6/2022

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: 11/1/2022

Date of Legislative Action, Second Reading: 11/15/2022

Ordinance Number:		Other Ordinance Number References:	O-158-2022
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	