

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-E-18-RZ **Related File Number:**
Application Filed: 9/5/2018 **Date of Revision:**
Applicant: ELIZABETH CUNNINGHAM / TRI-STAR PARTNERSHIP BYRD

PROPERTY INFORMATION

General Location: North side Asheville Highway, west of Macedonia Ln.
Other Parcel Info.:
Tax ID Number: 71 I D 016 **Jurisdiction:** City
Size of Tract: 1.16 acres
Accessibility: Access is off of Macedonia Ln, a local street, via Asheville Highway, a 4-lane median divided major arterial with a right-of-way width of 115' feet and a pavement width of 65' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: East City **Sector Plan Designation:** MU-SD
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area to the north of site is primarily a single family residential neighborhood, with a transition to office and commercial uses along the Asheville Highway corridor.

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

Street: 4529 Asheville Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: This is an extension of the C-3 (General Commercial) zoning adjacent to the east and south of the site.
History of Zoning: 7-F-88-UR: Expansion of an existing medical clinic

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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)

Staff Recomm. (Full):

C-3 is an extension of the surrounding C-3 zoning, and adjacent commercial and office uses. This area is part of a Mixed Use Special District in the East City Sector Plan that recommends a range of uses including, residential, office and commercial development.

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 property is located within the City of Knoxville along a major arterial, Asheville Highway.
2. The proposed C-3 (General Commercial) is compatible with the scale and intensity of the adjacent commercial and office uses.
3. The area and surrounding zone districts have not changed substantially since the adoption of the 2014 East City Sector Plan.

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

1. The proposed amendment to C-3 allows a range of uses for personal and business services and general retail business. Districts in this category are intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands.
2. More intense commercial uses in this zone district would require a use on review approval of a development plan by MPC prior to construction. This would provide the opportunity for staff to review the plan and address potential development concerns.

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

1. C-3 zoning is compatible with the surrounding development.
2. The sector plan for this area recommends this type of zone district as part of the Mixed Use Special district proposed for Asheville Highway.

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 East City Sector Plan proposes a Mixed Use Special District for this area of Asheville Highway, which allows for a range of uses and zone districts, including C-3.
2. This recommended zoning does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 11/8/2018

Details of Action:

Summary of Action:

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

Date of Approval:

11/8/2018

Date of Denial:

Postponements: 11/8/2018

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 12/4/2018

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 12/18/2018

Other Ordinance Number References: 0-191-2018

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: