

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-K-20-RZ **Related File Number:**
Application Filed: 8/24/2020 **Date of Revision:**
Applicant: CARL LANSDEN / LANSDEN LANDMARKS

PROPERTY INFORMATION

General Location: North side of Asheville Hwy., west side of Carta Rd.
Other Parcel Info.:
Tax ID Number: 71 I C 025 & 027 **Jurisdiction:** City
Size of Tract: 7 acres
Accessibility: This property has frontage on Asheville Highway and on Carta Road. Asheville Highway is a major arterial with a 63-ft pavement width inside a right-of-way of 114 feet. It is comprised of separated double travel lanes with a turn lane in the center. Carta Road is a local road with an 18-ft pavement width inside a 38-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant hotel
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** MU-SD (EC-2)
Growth Policy Plan: Within City limits
Neighborhood Context: Asheville Highway is lined with a wide range of uses, including single family, multifamily, and commercial uses. A post office, a church, and a vacant office building are on the same blockface as this property. Beginning one block to the west of this property, Asheville Highway, contains commercial uses along its length.

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

Street: 4625 and 4625-B Asheville Hwy.
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: 2-O-02-RZ
Extension of Zone: Yes, C-G-1 is adjacent at the corner of Asheville Highway and Carta Road.
History of Zoning: Both properties were rezoned from C-3 (General Commercial) and R-2 (General Residential) to O-1 (Office, Medical, and Related Services) in 2002 (case # 2-O-02-RZ)

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: Michelle Portier

Staff Recomm. (Abbr.): Approve C-G-1 (General Commercial) zoning because it is consistent with the East City Sector Plan's Mixed Use-Special District EC-2 designation and with the surrounding development.

Staff Recomm. (Full):

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. There have been no significant changes to development in this area that would prompt a rezoning. However, the building has been vacant for over 20 years. The most recent historical aerial to show activity on the property is the 1996-1998 Aerial. Redevelopment of this property will benefit the corridor, and the large array of uses allowed within C-G-1 make it a more marketable zone for a parcel of this size than the Office zone's more limited uses. Commercial uses are in-character with the immediate area.

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

1. The proposed amendment to C-G (General Commercial) zoning is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The CG District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.
2. Asheville Highway is a major arterial and as such is well-suited for a general commercial zone. The property meets the criteria as described above, and there are other properties zoned C-G-1 and C-H-1 in the area, so the requested C-G-1 zoning is in-character with existing zoning.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. The addition of C-G-1 on this parcel should not cause any direct or indirect adverse effects for the surrounding area.
2. Access for the property will need to be coordinated with TDOT, but should not cause additional traffic through the subdivision since the access point will be either on Asheville Highway or on Carta Road near its intersection with 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 MU-SD, EC-2 (Magnolia Avenue East) designation recognizes the variety of uses in the area and calls for a mix of commercial, office, and residential uses, all of which are allowed in the C-G zone.

2. This mixed use district supports commercial zoning, though the listed zones no longer exist since the adoption of the new zoning code in January 2020. The C-G zone allows specific uses that fall within the broader land use classes recommended by the sector plan for this area. The more intense uses (self-storage and vehicle repair service facilities) are allowed as a special use and would require approval from this board.

3. This rezoning is not conflict with the General Plan or any other adopted plans.

Action: Approved **Meeting Date:** 10/8/2020

Details of Action:

Summary of Action: Approve C-G-1 (General Commercial) zoning because it is consistent with the East City Sector Plan's Mixed Use-Special District EC-2 designation and with the surrounding development.

Date of Approval: 10/8/2020 **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: 11/3/2020 **Date of Legislative Action, Second Reading:** 11/17/2020

Ordinance Number: **Other Ordinance Number References:** O-164-2020

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**