

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-2 zoning because it is consistent with the Central City Sector Plan’s General Commercial land use designation and would not cause any adverse impacts for the adjacent properties (the applicant requested C-G).

Staff Recomm. (Full):

Comments: These five properties are clustered between Western Avenue and Proctor Streets just west of the Knox News Sentinel building. The applicant does not intend to combine and redevelop these as one lot, but plans to put the various parcels to different uses ranging from commercial to single family residential. The Industrial zone does not allow single family commercial uses or the types of commercial uses the applicant plans for this property.

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. Road improvements providing better connectivity, traffic flow, and access were recently completed in this area. Keith Avenue and Sterchi Street were extended and reconfigured to connect to Western Avenue, which provides greater connectivity from the residential neighborhood along those streets to this portion of Western Avenue. Additionally, Western Avenue was recently widened as a project for TDOT. The project began at Texas Avenue and ended at Major Avenue, tapering down from Major Avenue to just past Proctor Street, where it resumes its narrower width. The turn lane and extra width are conducive to traffic entering and exiting the Western Avenue properties included in this application.

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

- 1. The C-G General Commercial Zoning District 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 C- G 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. 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. There are several uses in the C-G zone that would not be compatible with the historic neighborhood adjacent to this property.
- 3. The applicant did not specify a preference between the different C-G zones. Staff is recommending C-G-2. The main differences between the C-G zoning levels are the building height allowed in each level and the design standards, which apply to new construction in C-G-2 and C-G-3, but not in C-G-1 (City of Knoxville Zoning Ordinance Section 5.4, Table 5.2).

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 proposed C-G zoning would form a pocket of C-G commercial zoning between the less intense C-N zoning to the north across Western Avenue and the more intense I-G zoning to the south and east. The properties on this same block to the west are not a part of this request and would remain zoned I-G. Since it is surrounded on three sides (east, west, south) by more intense zoning, and by other commercial zoning to the north, no adverse impacts are expected from a C-G zone at this location. The lot size of the three properties on Proctor Street would limit the size of a building that could be built on those lots, which would likely limit the uses for which the parcels could be utilized.
2. Western Avenue has developed as a commercial corridor to the east of this area, though there is a pocket of residential and open space zoning in the more immediate vicinity.
3. Western Avenue is a state route and would require TDOT approval for access points on the two parcels fronting Western Avenue.
4. This parcel is located in Flood Zone X, but is not in a floodplain or floodway.

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. C-G zoning is consistent with the current Central City Sector Plan's General Commercial land use designation.

Action: Approved **Meeting Date:** 11/12/2020

Details of Action:

Summary of Action: Approve C-G-2 zoning because it is consistent with the Central City Sector Plan's General Commercial land use designation and would not cause any adverse impacts for the adjacent properties (the applicant requested C-G).

Date of Approval: 11/12/2020 **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: 12/15/2020 **Date of Legislative Action, Second Reading:** 1/12/2021

Ordinance Number: **Other Ordinance Number References:** O-6-2021

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

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

Amendments: **Amendments:**

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