

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-H-20-RZ

Related File Number:

Application Filed: 9/28/2020

Date of Revision:

Applicant: RONNIE WELCH

PROPERTY INFORMATION

General Location: North side of Greenway Drive and east side of Broadway, north of I-640

Other Parcel Info.:

Tax ID Number: 58 M D 005, 004 & 003

Jurisdiction: City

Size of Tract: 4.5 acres

Accessibility: Greenway Drive is a major collector with a 17-ft pavement width inside the I-640 right-of-way at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: The three parcels contain vacant land, an office building, and vehicle storage in a long double-door garage and a long carport structure

Surrounding Land Use:

Proposed Use:

Density: N/A

Sector Plan: North City

Sector Plan Designation: GC (General Commercial)

Growth Policy Plan: Within City Limits

Neighborhood Context: These properties are at the intersection of Greenway Drive and N. Broadway Avenue just north of the on/off ramps to I-640. These properties are the gateway onto Greenway Drive, which contains mostly single family residential properties.

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

Street: 2613 , 2615 and 2625 Greenway Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)

Former Zoning:

Requested Zoning: C-H-1 (Highway Commercial)

Previous Requests: N/A

Extension of Zone: No

History of Zoning: None noted for this property

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 (General Commercial) zoning because it is consistent with the North City Sector Plan designation and is compatible with other properties along N. Broadway Avenue (the applicant requested C-H).

Staff Recomm. (Full):

Comments: These properties were zoned C-4 (Highway and Arterial Commercial District) prior to the adoption of the new zoning ordinance and map on January 1, 2020. They were rezoned O (Office) in the new map to reflect their current use and to protect the properties nearby on Greenway Drive, since this street otherwise consists of residential uses along its length.

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 buildings on the property to the south were demolished and the property was recently incorporated into the on-ramp for Broadway Avenue onto I-640. The expanded right-of-way and on-ramp minimize the number of adjacent properties that would be impacted by commercial development. To the west, Broadway Avenue is a major arterial and functions as a commercial corridor, while the properties to the east are residential. Property to the north is undeveloped.

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

1. The C-H Highway Commercial Zoning District is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The C-H District regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses. The C-H District is divided into two levels of intensity related to the overall form and design of the development; however, uses are the same across all levels.
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.

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. Rezoning these properties to C-H would give them a more intense zone than found elsewhere in this area. The properties for which rezoning are requested are not located in an area that would support C-H zoning due to the topography, surrounding zoning, and character of the area.
2. C-G-2 zoning is predominant in the general area along N. Broadway, so rezoning to C-G-2 would make these properties more consistent with the other properties along N. Broadway.
3. Per the C-H zoning definition above, the zone is intended to accommodate higher intensity uses. These more intense, often vehicle-oriented uses allowed in the C-H zone would be too intense to be near the residential uses along Greenway Drive.

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 North City Sector Plan's current GC (General Commercial) designation lists C-H zoning as one

of the allowed zones. However, as mentioned above, the C-H zone would not be appropriate at this location.

Action: Approved **Meeting Date:** 11/12/2020
Details of Action: The Planning Commission approved the applicant's request for C-H-1 zoning because this was the prior zoning before adoption of the new ordinance.
Summary of Action: The Planning Commission approved the applicant's request for C-H-1 zoning.
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-8-2021
Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**