

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-P-20-RZ **Related File Number:**
Application Filed: 9/30/2020 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: Northwest quadrant of the intersection of I-40 and Bridgewater Road
Other Parcel Info.:
Tax ID Number: 119 L A 01601 **Jurisdiction:** City
Size of Tract: 6.75 acres
Accessibility: Access is via Bridgewater Road a median divided major collector with a pavement width of 64 feet within a right-of-way 90 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is adjacent to the I-40 corridor and consists of a mix of office, commercial and multifamily uses and is adjacent to the Ten Mile Creek Greenway Park.

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

Street: 205 Bridgewater Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park)
Former Zoning:
Requested Zoning: C-H-1 (Highway Commercial)
Previous Requests: 2-D-89-RZ, 2-H-93-RZ, 7-H-07-RZ, 7-F-12-RZ, and 7-J-13-RZ
Extension of Zone: No
History of Zoning: 2-D-89-RZ, 2-H-93-RZ, 7-H-07-RZ, 7-F-12-RZ, and 7-J-13-RZ (O-1 to PC-1)

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.):

Staff recommends approval of C-G-1 (General Commercial) zoning because it is consistent with the Northwest City Sector Plan and compatible with the adjacent development (Applicant requested C-H-1).

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 not been substantial changes to the area however, a rezoning to C-G-1 at this location is consistent with the sector plan and appropriate for the area adjacent to multifamily residential, office and the Ten Mile Creek Greenway Park.

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.

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 amendment will not adversely affect any other part of the county.

2. The C-G-1 district is appropriate for areas integrating commercial, office and residential spaces.

3. The C-H-1 zone district is inappropriate for this location because it is intended to accommodate higher intensity auto-oriented commercial uses.

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 C-G-1 zone district is consistent with the Northwest City Sector Plan's designation of GC (General Commercial) for this area.

2. The recommended amendment to C-G-1 is consistent with all other adopted plans in Knox County.

Action:

Approved

Meeting Date: 11/12/2020

Details of Action:

Summary of Action:

Staff recommends approval of C-G-1 (General Commercial) zoning because it is consistent with the Northwest City Sector Plan and compatible with the adjacent development (Applicant requested C-H-1).

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/12/2021

Other Ordinance Number References: O-9-2021

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: