CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT

File Number: 4-H-19-RZ Related File Number: 4-B-19-PA

Application Filed: 2/22/2019 Date of Revision:

Applicant: EASTWOOD, LLC



PROPERTY INFORMATION

General Location: South side of Holston Drive, South of Asheville Highway

Other Parcel Info.: The rezoning, sector plan amendment & one year plan amendment involves on the part of parcel

00104 on the west side zoned O-1 (Office, Medical & Related Services); Sector plan shows LDR

(Low Denisty Residential)

Tax ID Number: 71 P D PART OF 00104 **Jurisdiction:** City

Size of Tract: 1.07 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use: Allowed uses in C-3 Zone, Density:

Sector Plan: East City Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street: 4662 Holston Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: 8-G-94-RZ, 3-D-99-RZ

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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Requested Plan Category: MU-SD, EC-2

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) zoning.

Staff Recomm. (Full): Staff recommends approval of requested C-3 zoning, which is compatible with the requested plan

amendment to MU-SD, EC-2 (Mixed Use Special Districtl) land use designation for this property. The

adjacent properties with frontage on Holston Drive are currently zoned C-3.

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 existing city limits of the Growth Policy Plan.

2. The East City Sector designates the surrounding area as part of a MU-SD (Mixed Use Special District), EC-2, which includes a mix of commercial development, office and residential uses.

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

1. The proposed amendment to C-3 zoning is 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. Regulations are designed to guide future change so as to discourage formation of future commercial districts with high vacancy and blight, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.

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 proposed MU-SD, EC-2 sector plan and one year plan designations.

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 recommended amendment for the East City Sector Plan and One Year Plan to MU-SD, EC-2 (Mixed Use Special Distrcit) makes the proposed rezoning consistent with the land use plan and all other adopted plans.

Action: Approved Meeting Date: 4/11/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

Date of Approval: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body: Knoxville City Council

Date of Legislative Action: 5/7/2019 Date of Legislative Action, Second Reading: 5/21/2019

Ordinance Number: Other Ordinance Number References: O-74-2019

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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