

Current Plan Category: LDR (Low Density Residential)

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 for the portion of the lot requested because it is a minor extension of the zone and is not anticipated to create any adverse impacts.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. Construction of extensive TDOT improvements in this area have been completed already and more are underway.
2. Many businesses left the Alcoa Highway corridor during the highway construction, resulting in a multitude of vacancies.
3. The Alcoa Highway Corridor Study was adopted in July 2022 by the Knox County Commission and the Knoxville City Council. This was followed by an extension of the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification further to the south along Alcoa Highway, approved in December 2022 by the Knox County Commission and Council in January 2023 by the Knoxville City.

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. This 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.
2. The C-G zoning district allows a mix of uses, including multifamily residential. Rezoning to C-G could provide additional dwellings, which have been identified as necessary for this area to support the declining residential corridor.

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 extension of the C-G zone onto the requested portion of this property is not anticipated to cause any adverse impacts for the surrounding properties. The City's zoning ordinance has requirements for landscaping, lighting, and noise with which the development will be required to comply.
2. The subject property is not in the HP (Hillside Protection) Overlay District, but there are steep slopes on the site. The development will be required to comply with the Stormwater Ordinance to mitigate potential impacts from stormwater runoff.
3. The subject property is anticipated to be a part of the same development as the adjacent C-G zoned parcel to the north. This rezoning would allow for consistency within the development.
4. The applicant is leaving the back portion of the property zoned RN-1 to provide a buffer between the intended use and surrounding single-family neighborhood development.

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 proposed amendment to the South County Sector Plan amending this parcel to the MU-SD, SCO-3 designation would support C-G zoning.
2. This would provide a transitional land use opportunity between the single-family residential neighborhoods adjacent to the east and Alcoa Highway.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.
1. The property has adequate access public facilities and is served by KUB sewer and water.

Action: Approved **Meeting Date:** 4/13/2023

Details of Action:

Summary of Action: Approve C-G-1 (General Commercial) zoning for the portion of the lot requested because it is a minor extension of the zone and is not anticipated to create any adverse impacts.

Date of Approval: 4/13/2023 **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: 5/16/2023 **Date of Legislative Action, Second Reading:** 5/30/2023

Ordinance Number: **Other Ordinance Number References:** O-84-2023

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

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

Amendments: **Amendments:**

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