

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-M-19-RZ **Related File Number:**
Application Filed: 4/29/2019 **Date of Revision:**
Applicant: MERCHANTS INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southeast side of Cedar Lane, Northeast of intersection of Central Avenue Pike and Merchant Drive / Cedar Lane

Other Parcel Info.:

Tax ID Number: 68 L D 009 **Jurisdiction:** City

Size of Tract: 0.3 acres

Accessibility: Access is via Cedar Lane, a minor arterial, a 4-lane divided street with a center turn lane, a pavement width of with a right-of-way of 61.69' feet within a right-of-way of 90' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use: Retail allowed in C-3 zoning **Density:**

Sector Plan: North City **Sector Plan Designation:** GC (General Commercial)

Growth Policy Plan: Urban Growth Area

Neighborhood Context: The area is near the interstate interchange at I-75 and Merchants Road. This area is primarily commercial and some office abutting a single family residential neighborhood.

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

Street: 114 Cedar Ln

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:

Extension of Zone: Yes, this property is adjacent to C-3 zoning on both the east and west sides.

History of Zoning: None noted.

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.):

RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full):

Staff recommends approval of the requested C-3 zoning, as an extension of the adjacent C-3 zoning on both sides of the property. The request is also consistent with the sector plan land use classification of GC (General Commercial) for this property.

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 commercial node area of the I-40 / Merchants Road interchange.

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

1. The proposed amendment to C-3 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 slums, 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 existing GC (General Commercial) sector plan designation.

2. The adjacent properties to the east and west are zoned C-3 and the properties to the north are zoned C-4.

3. There is O-1 zoning on the adjacent parcel to the south, creating a buffer for the adjacent residential neighborhood.

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 request is consistent with and not in conflict with all other adopted plans.

Action:

Approved

Meeting Date: 6/13/2019

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

Date of Approval:

6/13/2019

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: 7/16/2019

Date of Legislative Action, Second Reading: 7/30/2019

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

O-103-2019

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Effective Date of Ordinance: