

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-C-24-RZ **Related File Number:** 7-A-24-PA
Application Filed: 5/9/2024 **Date of Revision:**
Applicant: MADDOX CONSTRUCTION COMPANY INC.

PROPERTY INFORMATION

General Location: Southeast of E. Inskip Drive, northeast of Central Avenue Pike
Other Parcel Info.:
Tax ID Number: 68 L G 003 **Jurisdiction:** City
Size of Tract: 1 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North City **Plan Designation:** NC (Neighborhood Commercial), GC (General Commercial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 100 E INSKIP DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-N (Neighborhood Commercial)
Former Zoning:
Requested Zoning: C-G-1 (General Commercial)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial), GC (General Commercial)
Requested Plan Category: GC (General Commercial)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the C-G-1 (General Commercial) zoning district because it is a minor extension that is compatible with surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. This area of the Inskip neighborhood has experienced substantial investment recently in the form of multifamily, office/warehouse and scholastic development. C-G-1 (General Commercial) zoning in a long-standing and active intersection of commercial activity will support business development to meet rising local demands.

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

1. The C-G-1 zoning district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along commercial nodes and corridors. It promotes 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 subject property's location within an established commercial node surrounded by residences and accessible at the intersection of an arterial and collector street is aligned with the intent of the zoning district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The C-G-1 district is consistent with established commercial use of this property, which most recently functioned as an auto repair shop. Rezoning the parcel from C-N (Neighborhood Commercial) to C-G-1 zoning, which lies adjacent to the southwest, in an active business node is not anticipated to cause adverse impacts to the area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS

1. C-G-1 zoning is consistent with the North City Sector Plan and One Year Plan as amended to GC for the entire parcel, per staff recommendation.

2. This rezoning constitutes a minor increase in commercial intensity at a commercial intersection. This is consistent with the General Plan's Development Policy to increase the competitive position of Knoxville for the retention and attraction of business activities.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY 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. This property is in an urbanized area with adequate utility infrastructure for a continuation of commercial activity under the C-G-1 zoning district.

Action: Approved

Meeting Date: 11/14/2024

Details of Action:

Summary of Action: Approve the C-G-1 (General Commercial) zoning district because it is a minor extension that is compatible with surrounding development.

Date of Approval: 11/14/2024 **Date of Denial:** **Postponements:** 7/11/2024, 8/8/2024, 9/12/2024

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	Date of Legislative Action, Second Reading:	1/7/2025
Date of Legislative Action:	12/10/2024	Other Ordinance Number References:	O-4-2025
Ordinance Number:		Disposition of Case, Second Reading:	Approved
Disposition of Case:	Approved	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			