

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: Michelle Portier

Staff Recomm. (Abbr.): Approve the GC (General Commercial) designation since it is compatible with surrounding development and is consistent with the One Year Plan's location criteria for the GC designation.

Staff Recomm. (Full):

Comments: The applicant has subdivided a small piece of land off from the main parcel. The new lot encompasses the building on the site and a small swathe of land leading up to Western Avenue (the plat is included in the application materials). Should the plan amendments and the rezoning pass, the applicant plans to build a crematorium at this site.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

- 1. There are no apparent errors in the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

- 1. This section of Western Avenue has developed with a variety of uses including commercial, industrial, and residential. The residential uses are separated from the new lot for which rezoning was requested by the cemetery. The special use criteria for a crematorium states that a smokestack of a facility for cremation must be located a minimum of 500 feet from an existing residential dwelling (among other uses), measured from lot line to lot line. The subdivision creates a separation distance of 1,037 feet from the residential properties to the west, and 1,390 feet from the residential properties to the south.
- 2. C-G and C-H zones are common in this area, so the plan amendments to GC allowing commercial zoning on this parcel would allow compatible zoning to the surrounding area.
- 3. The proposed amendment to GC is consistent with the criteria listed in the One Year Plan: the parcel is relatively flat, is served by an arterial, is easily serviced by sewer, and is compatible with other land uses.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

- 1. No change in public policy directly impacts this plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

- 1. No new information has become available to reveal the need for a plan amendment.

Action: Approved Meeting Date: 7/9/2020

Details of Action:

Summary of Action: Approved the GC (General Commercial) designation since it is compatible with surrounding development and is consistent with the One Year Plan's location criteria for the GC designation.

Date of Approval: 7/9/2020 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: 8/11/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 9/22/2020

Other Ordinance Number References: O-140-2020

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: