# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### **ONE YEAR PLAN AMENDMENT**



File Number:	7-D-20-PA	Related File Number:	7-H-20-RZ
Application Filed:	5/26/2020	Date of Revision:	
Applicant:	WADE LOVIN OBO ALLIANCE FUNERAL GROUP INC.		

# PROPERTY INFORMATION

General Location:	South side of Western Avenue, south of its inte	South side of Western Avenue, south of its intersection with Texas Avenue		
Other Parcel Info .:				
Tax ID Number:	94 H A 008 (PART OF)	Jurisdiction: City		
Size of Tract:	1.87 acres			
Accessibility:	Western Avenue is a major arterial with a 82-foot pavement width inside a right-of-way that varies in width from 118 feet to 124 feet at this location. There are dedicated turn lanes onto Texas Avenue from Western Avenue in front of this property.			

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Cemetery			
Surrounding Land Use:				
Proposed Use:				Density:
Sector Plan:	Central City	Sector Plan Designation:	Open Space	
Growth Policy Plan:	Within City limits			
Neighborhood Context:	This portion of Western Avenue is a mix of uses with warehouse and industrial uses, single family residential uses, and commercial uses in the immediate area.			

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

Street:

2724 Western Avenue

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning:	OS (Parks and Open Space)
Former Zoning:	
Requested Zoning:	C-G-1 (General Commercial)
Previous Requests:	None noted for this property
Extension of Zone:	No
History of Zoning:	None noted for this property

#### PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)

#### 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 Portie	r	
Staff Recomm. (Abbr.):			tion since it is compatible with surrounding ar 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 PL	AN AMENDMENT REQUIREME	NTS:
	CHANGES OF one of these.)	CONDITIONS WARRANTING A	MENDMENT OF THE LAND USE PLAN (May meet any
	AN ERROR IN 1. There are no	THE PLAN: apparent errors in the plan.	
	IMPROVEMEN WAS DEVELO 1. This section industrial, and requested by th facility for crem (among other u 1,037 feet from the south. 2. C-G and C-H zoning on this p 3. The propose parcel is relativ land uses. A CHANGE IN 1. No change in NEW INFORM COUNTY PLAN AMENDMENT:	IT (ROAD, PARK, SEWER), WH PED FOR AN AREA: of Western Avenue has develop residential. The residential uses a ne cemetery. The special use crit vation must be located a minimum uses), measured from lot line to lo the residential properties to the H zones are common in this area parcel would allow compatible zo ad amendment to GC is consister rely flat, is served by an arterial, is PUBLIC POLICY, UNANTICIPAT In public policy directly impacts th ATION (INCLUDING NEW PLAN NNING) BECOMING AVAILABLE	t with the criteria listed in the One Year Plan: the s easily serviced by sewer, and is compatible with other TED BY THE PLAN: is plan amendment. S AND STUDIES PRODUCED BY KNOXVILLE-KNOX , WHICH REVEALS THE NEED FOR A PLAN
Action		mation has become available to	reveal the need for a plan amendment.
Action:	Approved		Meeting Date: 7/9/2020
Details of Action:			
Summary of Action:			ation since it is compatible with surrounding ar Plan's location criteria for the GC designation.
Date of Approval:	7/9/2020	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to public	cation?: 🔲 Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council			
Date of Legislative Action:	8/11/2020	Date of Legislative Action, Second Reading: 9/22/2020		
Ordinance Number:		Other Ordinance Number References:	O-140-2020	
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved	
If "Other":		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appeal:		Effective Date of Ordinance:		