CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



Applicant: WADE LOVIN OBO ALLIANCE FUNERAL GROUP INC.



PROPERTY INFORMATION

5/26/2020

General Location: South side of Western Avenue, south of its intersection with Texas Avenue

Other Parcel Info.:

Application Filed:

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

Date of Revision:

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 (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)

9/24/2020 09:51 AM Page 1 of 3

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 consistent with surrounding development.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no changes to conditions to warrant amending the land use plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONDISERATION OF THE ORIGINAL PLAN PROPOSAL:

- 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.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved Meeting Date: 7/9/2020

Details of Action:

Summary of Action: Approved the GC (General Commercial) designation since it is consistent with surrounding development.

9/24/2020 09:51 AM Page 2 of 3

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

Ordinance Number: Other Ordinance Number References: O-139-2020

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

9/24/2020 09:51 AM Page 3 of 3