



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 C-G-1 (General Commercial) zoning because it is consistent with surrounding development.

Staff Recomm. (Full):

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. There is an increased need for crematoriums as more people are opting for cremation than in previous years. Currently, the nearest crematorium is in Blount County. This rezoning would provide an opportunity for the applicant to build a crematorium and help to meet that demand.

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

1. The proposed amendment to C-G (General Commercial) zoning is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote 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. The CG District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. Commercial zoning exists on Western Avenue across the street and on the other side of the cemetery to the west, so the C-G zone is not out of place.

2. There are single family homes on the other side of the cemetery, but the open space of the cemetery will act as a buffer against this zone.

3. The applicant's desired crematorium use is allowed as a special use within the C-G zone, so the development would require Planning Commission approval. 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.

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 C-G zone is consistent with the accompanying staff recommended plan amendment to the GC (General Commercial) land use designation.

Action: Approved

Meeting Date: 7/9/2020

Details of Action:

**Summary of Action:** Approved C-G-1 (General Commercial) zoning because it is consistent with surrounding development.

**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-141-2020

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**