



Requested Plan Category:

**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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the C-G-1 district because it is consistent with the sector plan and surrounding area.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 GENERALLY:

1. This property is located along Kingston Pike, a commercial corridor near the intersection with Pellissippi Parkway in a small commercial/office park area.
2. It would be a minor extension of the C-G-1 zoning district, which is adjacent to the west.

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

1. The C-G General Commercial Zoning District 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.
2. The requested C-G-1 district would enable retail and office uses, which is consistent with surrounding development.

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. There are no adverse impacts anticipated with the proposed rezoning. The requested C-G-1 (General Commercial) zoning is compatible with the commercial corridor development.
2. Kingston Pike is classified as major arterial, adequate to handle any additional traffic generated by office uses on the site.

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 proposed C-G-1 zone is consistent with the GC (General Commercial) land use classification of the Southwest County Sector Plan and City of Knoxville One Year Plan GC (General Commercial) land use designation provides for a wide range of retail and service- oriented uses.
2. The General Plan Development Policy 9.3 - calls for ensuring that the context of new development, including scale and compatibility, does not impact existing area. The C-G-1 (General Commercial) zoning district is consistent with the commercial and office uses in the park and along Kingston Pike.
3. There are no other adopted plans that conflict with the rezoning recommendation of C-G-1.

Action:

Approved

Meeting Date: 7/13/2023

Details of Action:

Summary of Action:

Approve the C-G-1 district because it is consistent with the sector plan and surrounding area.

Date of Approval:

7/13/2023

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:** 8/8/2023

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 8/22/2023

**Other Ordinance Number References:** O-133-2023

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**