



**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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the C-G-1 (General Commercial) district because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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/COUNTY GENERALLY:

1. There have not been any significant changes in the area in recent times. However, I-MU zoning is intended to promote repurposing old industrial structures and this property had no buildings for at least the last 50 years, according to KGIS aerial images. The proposed amendment to C-G-1 zoning will be an extension of the district and the location is consistent with the district's intent.
2. Through KAT Reimagined, Middlebrook Pike is proposed to have a higher frequency bus route (every 15 minutes) connecting one stop currently located approximately 300-ft north of the subject property. In addition, the proposed Middlebrook Pike Advanced Traffic Management System Project (Capital Improvement Project) will enhance 24 signalized intersections along the road. These are expected to improve the connectivity of this area, which supports C-G-1 district's intent to promote a pedestrian-oriented environment.

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

1. The proposed amendment to the C-G-1 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. This is an established mixed-use area that is consistent with the C-G-1 zoning district.

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. C-G-1 zoning is consistent with surrounding C-G-1, IM-U, and O zoning. The requested district is not anticipated to increase any adverse impacts for the adjacent residential uses (on properties zoned I-MU). The C-G-1 district is slightly more restrictive than I-MU in terms of allowable uses and building height (maximum building height for C-G-1 zoning is 45 ft, which is 5 ft less than I-MU zoning).
2. The sector plan designation would remain MU-SD, MU-CC14 (Mixed Use Special District, Ailor Avenue Mixed Use District), which is the designation for all surrounding parcels in this area.

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 zoning is consistent with the General Plan's Development Policy 8.12, which recommends conditions like landscape screening and height restrictions to improve land use transitions when commercial uses abut residential property. The zoning ordinance will require site landscaping for any development, and the C-G-1 district has a more restrictive building height, as mentioned above.
2. The proposed zoning is consistent with the Central City Sector Plan and One Year Plan's MU-SD, MU-CC14 land use classification, which recommends a mix of office, commercial, light manufacturing, and wholesale.

Action: Approved

Meeting Date: 8/10/2023

**Details of Action:**

**Summary of Action:** Approve the C-G-1 (General Commercial) district because it is consistent with the sector plan and surrounding development.

**Date of Approval:** 8/10/2023

**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:** 9/5/2023

**Date of Legislative Action, Second Reading:** 9/19/2023

**Ordinance Number:**

**Other Ordinance Number References:** O-143-2023

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**