

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 8-L-21-RZ                      **Related File Number:** 10-A-21-PA  
**Application Filed:** 6/28/2021                      **Date of Revision:**  
**Applicant:** HARPER PROPERTIES, L.P.

## PROPERTY INFORMATION

**General Location:** Western end of Anderson Drive, south of Kingston Pike, west of S. Northshore Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 121 A B 013                      **Jurisdiction:** City  
**Size of Tract:** 3.2 acres  
**Accessibility:** Access is from Anderson Road, a local road with a 24-ft pavement width within a 36.5-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Surface parking lot  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** O (Office)  
**Growth Policy Plan:** N/A (within City limits)  
**Neighborhood Context:** This parcel is at the end of Anderson Rd just south of Kingston Pike and west of S. Northshore Drive. The area consists of various commercial, office, and institutional properties. Central Baptist Church and Cemetery are to the north.

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

**Street:** 6238 Anderson Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-H (Heavy Industrial)  
**Former Zoning:**  
**Requested Zoning:** C-G-1 (General Commercial)  
**Previous Requests:**  
**Extension of Zone:** No, but C-G-2 is adjacent to the east  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve C-G-1 (General Commercial) zoning because it is an extension of that zoning and is more compatible with the surrounding area than the current zoning.

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. As stated previously, the area north of the railroad tracks has developed with a mix of commercial, office, and multifamily uses. The current I-H (Heavy Industrial) zoning is not in character with surrounding uses, nor is it in compliance with the One Year Plan or West City Sector Plan, as both plans designate the property as Office land use.

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

1. The C-G (General Commercial) 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. 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 CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. This would be an extension of the C-G zone, as C-G-2 is adjacent to the east. The addition of more C-G zoning in this area is not expected to cause any adverse impacts, since the allowed uses between the various C-G zones are the same.

2. The property is surrounded by other commercial, industrial, and office zoning. There are no residential properties adjacent to this property or in the nearby vicinity.

3. Access is yet to be finalized. It may be off of Anderson Road, though the applicant would prefer to have access directly from Deane Hill. They are working on an access easement agreement with owners of the self-storage facility to the west to minimize traffic on Anderson Road.

4. A car wash facility is allowed as a special use, so development plans would require Planning Commission review and approval.

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 amendment to the West City Sector Plan amending this parcel to the GC (General Commercial) land use designation would support C-G-1 zoning.
2. Approving the request would bring the zoning into compliance with the sector plan and the One Year Plan, as the current I-H (Heavy Industrial) zoning is not in compliance with the sector plan's Office land use designation.
3. This would be an extension of the GC land use class, as it is adjacent to the west.

**Action:** Approved **Meeting Date:** 10/14/2021

**Details of Action:**

**Summary of Action:** Approve C-G-1 (General Commercial) zoning because it is an extension of that zoning and is more compatible with the surrounding area than the current zoning.

**Date of Approval:** 10/14/2021 **Date of Denial:** **Postponements:** 8/12/2021

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 12/14/2021 **Date of Legislative Action, Second Reading:** 1/11/2022

**Ordinance Number:** **Other Ordinance Number References:** O-3-2022

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

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**