

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 9-E-20-SU **Related File Number:**
Application Filed: 7/27/2020 **Date of Revision:**
Applicant: WADE LOVIN / MBI COMPANIES

PROPERTY INFORMATION

General Location: South side of Western Ave., south of Texas Ave.
Other Parcel Info.:
Tax ID Number: 94 H A 00801 **Jurisdiction:** City
Size of Tract: 1.8 acres
Accessibility: Western Avenue is a major arterial with a 82-foot pavement width inside a right-of-way that varies in 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: Crematorium **Density:** N/A
Sector Plan: Central City **Sector Plan Designation:** GC (General Commercial) pending
Growth Policy Plan: Inside City limits
Neighborhood Context: This portion of Western 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 Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-1 (General Commercial) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted for this property

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 the request for a crematorium of approximately 6,000 square feet, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval of a crematorium in the C-G-1 (General Commercial) zone and the other criteria for approval of a use on review.

Comments: This request is a for a crematorium in the C-G-1 (General Commercial) zone, which allows crematoriums as a special use. The facility would be located on the Old Gray Cemetery site. The crematorium is not expected to generate additional traffic to the cemetery.

The site will largely remain as is. The crematorium would utilize the existing entry for the cemetery and share its parking. The City of Knoxville's Building Permits and Inspections Office has affirmed they would not require additional parking spaces for the crematorium. An access easement has been platted to provide access to the crematorium since it is located on a separate lot. Three existing accessory structures are proposed for demolition, and a proposed addition behind the existing main building would house the crematorium. A landscaping buffer would not be required since the site is not adjacent to residential structures. However, there is existing vegetation that will remain along the creek to the south and east, and ample existing vegetation on the southern portion of the adjacent cemetery lot.

Crematoriums are also subject to state regulation per the 2010 Tennessee Code [Title 62 - Professions, Businesses and Trades, Chapter 5 - Funeral Directors and Embalmers, Part 5 - Cremation] and must meet the requirements of the Tennessee Board of Funeral Directors and Embalmers [Chapter 0660-09 Requirements for a Crematory].

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request.
3. There will be no impact on utility requirements in the area.
4. The smokestack is required to be 500 feet from the nearest residential property. In this case, the smokestack would be over 1,000 feet from the nearest residential property.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed crematorium is consistent with the standards for special uses in general:
 - The proposed development is consistent with the adopted plans and policies of the General Plan and One Year Plan.
 - The use is in harmony with the general purpose and intent of the Zoning Ordinance.
 - The use is compatible with the character of the neighborhood in which it is proposed, which contains the adjacent cemetery to the south and west and commercial and industrial uses to the north and east.
 - The use will not significantly injure the value of adjacent property.
 - The use will not draw additional traffic through residential areas.
2. The proposed crematorium in the C-G-1 district is consistent with the standards required for a crematorium as a special use:

- Both a funeral home and a crematorium are allowed within the district.
 - The smokestack of the crematorium is located over 500 feet from any existing educational facilities, day care centers, pre-schools/kindergartens, or residential dwellings, measured from the smokestack to the nearest residential lot line.
3. The proposal meets all relevant requirements of the RN-2 zoning district including dimensional standards and uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan designates this property for General Commercial (GC) uses. Crematoriums are allowed as a special use within the C-G zones.
2. The site is located within City limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 10/8/2020

Details of Action:

Summary of Action: Approve the request for a crematorium of approximately 6,000 square feet, subject to 2 conditions: 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, and 2) Meeting all applicable requirements of the City of Knoxville Department of Engineering.

Date of Approval: 10/8/2020 **Date of Denial:** **Postponements:** 9/10/2020

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

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

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

Amendments: **Amendments:**

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