

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-C-21-RZ **Related File Number:**
Application Filed: 1/21/2021 **Date of Revision:**
Applicant: RITESH GABA

PROPERTY INFORMATION

General Location: Southeast side of Cedar Ln at Pratt Rd.
Other Parcel Info.:
Tax ID Number: 68 L D 013 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Cedar Lane is a minor arterial with a 58-ft pavement width inside an 86-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North City **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: N/A
Neighborhood Context: This property is near the interstate interchange at I-75 and Merchants Road. This stretch of Cedar Lane consists of primarily commercial uses with some office, abutting a single family residential neighborhood.

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

Street: 202 Cedar Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: C-G-1 (General Commercial)
Previous Requests: 3-B-98-RZ
Extension of Zone: Yes, C-G-1 is adjacent to the east
History of Zoning: A request to rezone from O-1 to C-3 in 1998 (3-B-98RZ) was approved by the Planning Commission but withdrawn before City Council took action

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 consistent with adjacent development along Central Avenue and is in compliance with the North City Sector Plan's land use designation.

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. Since the sector plan update in 2007, Cedar Lane has been widened near its intersection with Central Avenue Pike (this was done circa 2013).

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. No adverse impacts are expected from additional C-G zoning in this area.

2. Cedar Lane is a minor arterial, which can accommodate commercial uses more easily than local roads.

3. This parcel is located between Central Avenue Pike to the south (a minor arterial) and Rowan Road to the north (a minor collector). The area in general is a commercial node due to convergence of these road classifications.

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 North City Sector Plan's GC (General Commercial) land use designation.

2. Cedar Lane marks the northern boundary of the Inskip Small Area Plan. That plan categorizes the uses along Cedar Lane as predominantly commercial and office uses.

Action:

Approved

Meeting Date: 3/11/2021

Details of Action:

Summary of Action:

Approve C-G-1 (General Commercial) zoning because it is consistent with adjacent development along Central Avenue and is in compliance with the North City Sector Plan's land use designation.

Date of Approval:

3/11/2021

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: 4/6/2021

Date of Legislative Action, Second Reading: 4/20/2021

Ordinance Number:

Other Ordinance Number References: O-55-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: