

REZONING REPORT

► **FILE #:** 10-K-20-RZ

AGENDA ITEM #: 20

AGENDA DATE: 10/8/2020

► **APPLICANT:** CARL LANSDEN / LANSDEN LANDMARKS

OWNER(S): Lansden Landmarks

TAX ID NUMBER: 71 I C 025 & 027

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 4625 and 4625-B Asheville Hwy.

► **LOCATION:** North side of Asheville Hwy., west side of Carta Rd.

► **APPX. SIZE OF TRACT:** 7 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: This property has frontage on Asheville Highway and on Carta Road. Asheville Highway is a major arterial with a 63-ft pavement width inside a right-of-way of 114 feet. It is comprised of separated double travel lanes with a turn lane in the center. Carta Road is a local road with an 18-ft pavement width inside a 38-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

► **PRESENT ZONING:** O (Office)

► **ZONING REQUESTED:** C-G-1 (General Commercial)

► **EXISTING LAND USE:** Vacant hotel

► EXTENSION OF ZONE: Yes, C-G-1 is adjacent at the corner of Asheville Highway and Carta Road.

HISTORY OF ZONING: Both properties were rezoned from C-3 (General Commercial) and R-2 (General Residential) to O-1 (Office, Medical, and Related Services) in 2002 (case # 2-O-02-RZ)

SURROUNDING LAND USE AND ZONING: North: Multifamily and single family residential - RN-6 (Multifamily Residential Neighborhood) and RN-4 (General Residential Neighborhood) Districts

South: Commercial and multifamily - RN-5 (General Residential Neighborhood) and C-G-1 (General Commercial) Districts

East: Multifamily - RN-5 (General Residential Neighborhood) District

West: Public/quasi-public land - RN-1 (Single Family Residential Neighborhood) District

NEIGHBORHOOD CONTEXT: Asheville Highway is lined with a wide range of uses, including single family, multifamily, and commercial uses. A post office, a church, and a vacant office building are on the same blockface as this property. Beginning one block to the west of this property, Asheville Highway, contains commercial uses along its length.

STAFF RECOMMENDATION:

- **Approve C-G-1 (General Commercial) zoning because it is consistent with the East City Sector Plan's Mixed Use-Special District EC-2 designation and with the surrounding development.**

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. There have been no significant changes to development in this area that would prompt a rezoning. However, the building has been vacant for over 20 years. The most recent historical aerial to show activity on the property is the 1996-1998 Aerial. Redevelopment of this property will benefit the corridor, and the large array of uses allowed within C-G-1 make it a more marketable zone for a parcel of this size than the Office zone's more limited uses. Commercial uses are in-character with the immediate area.

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. Asheville Highway is a major arterial and as such is well-suited for a general commercial zone. The property meets the criteria as described above, and there are other properties zoned C-G-1 and C-H-1 in the area, so the requested C-G zoning is in-character with existing zoning.
3. 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. The addition of C-G-1 on this parcel should not cause any direct or indirect adverse effects for the surrounding area.
2. Access for the property will need to be coordinated with TDOT, but should not cause additional traffic through the subdivision since the access point will be either on Asheville Highway or on Carta Road near its intersection with Asheville Highway.

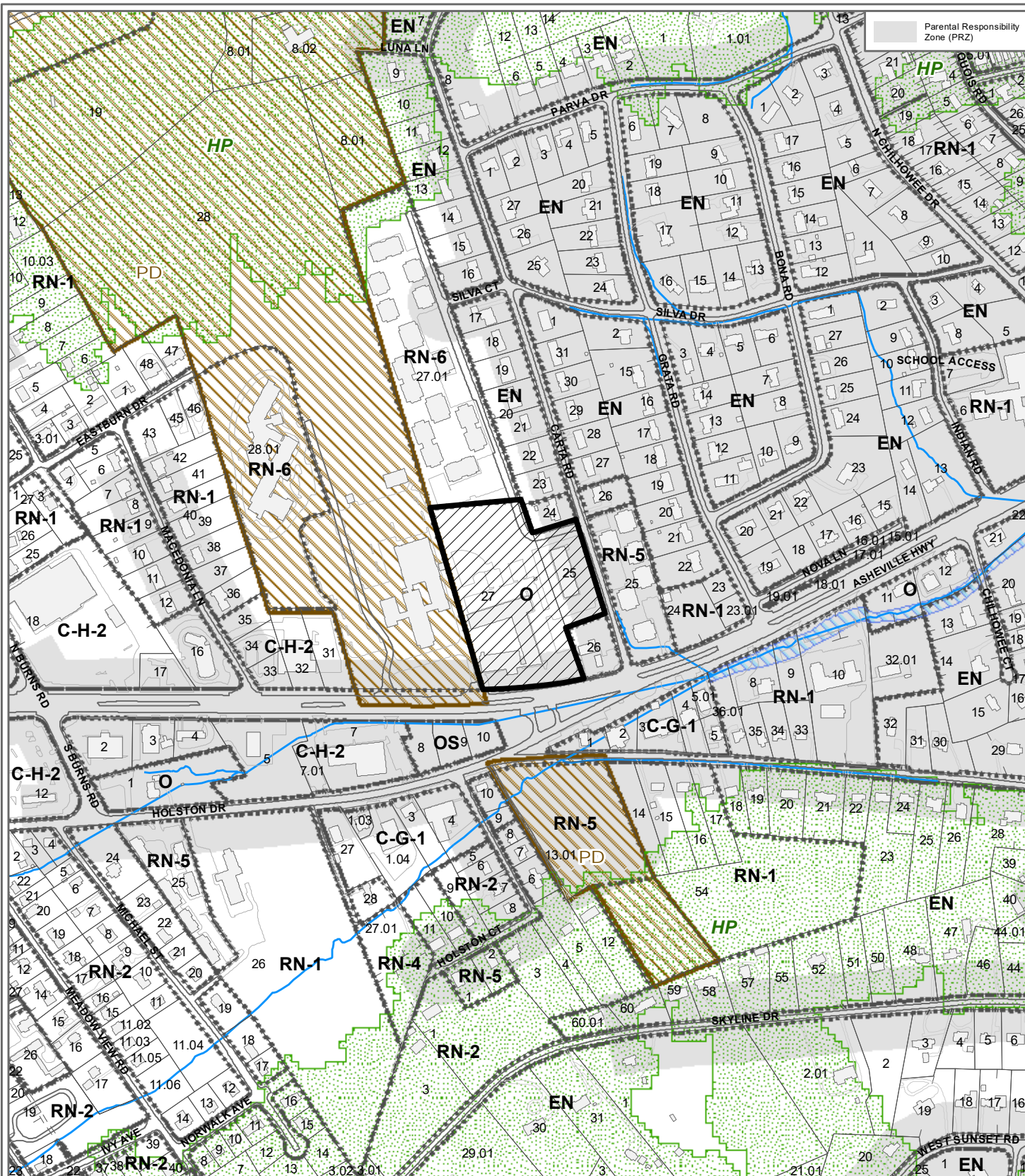
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The MU-SD, EC-2 (Magnolia Avenue East) designation recognizes the variety of uses in the area and calls for a mix of commercial, office, and residential uses, all of which are allowed in the C-G zone.
2. This mixed use district supports commercial zoning, though the listed zones no longer exist since the adoption of the new zoning code in January 2020. The C-G zone allows specific uses that fall within the broader land use classes recommended by the sector plan for this area. The more intense uses (self-storage and vehicle repair service facilities) are allowed as a special use and would require approval from this board.
3. This rezoning is not conflict with the General Plan or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/3/2020 and 11/17/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



10-K-20-RZ REZONING

From: O (Office)

To: C-G-1 (General Commercial)



Original Print Date: 9/1/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Lansden / Lansden Landmarks,
Carl

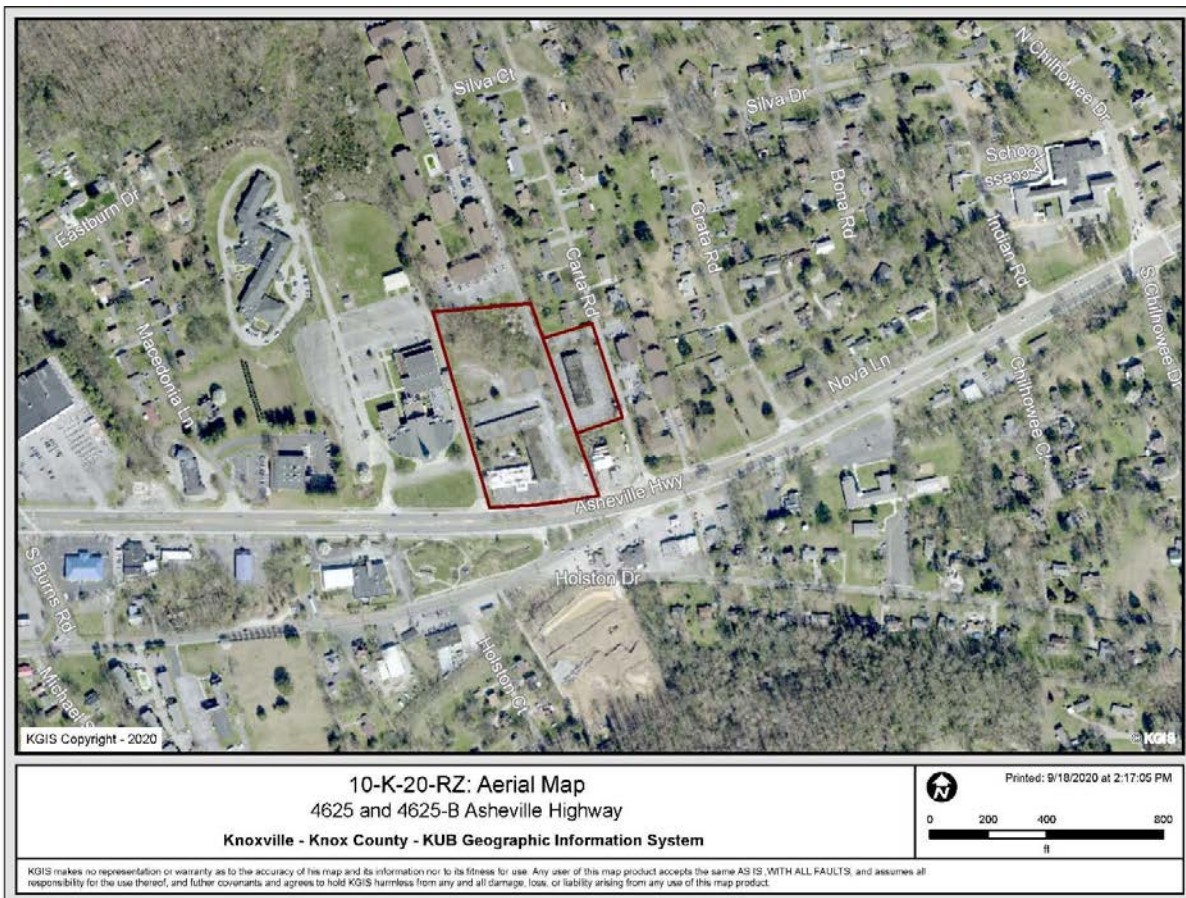
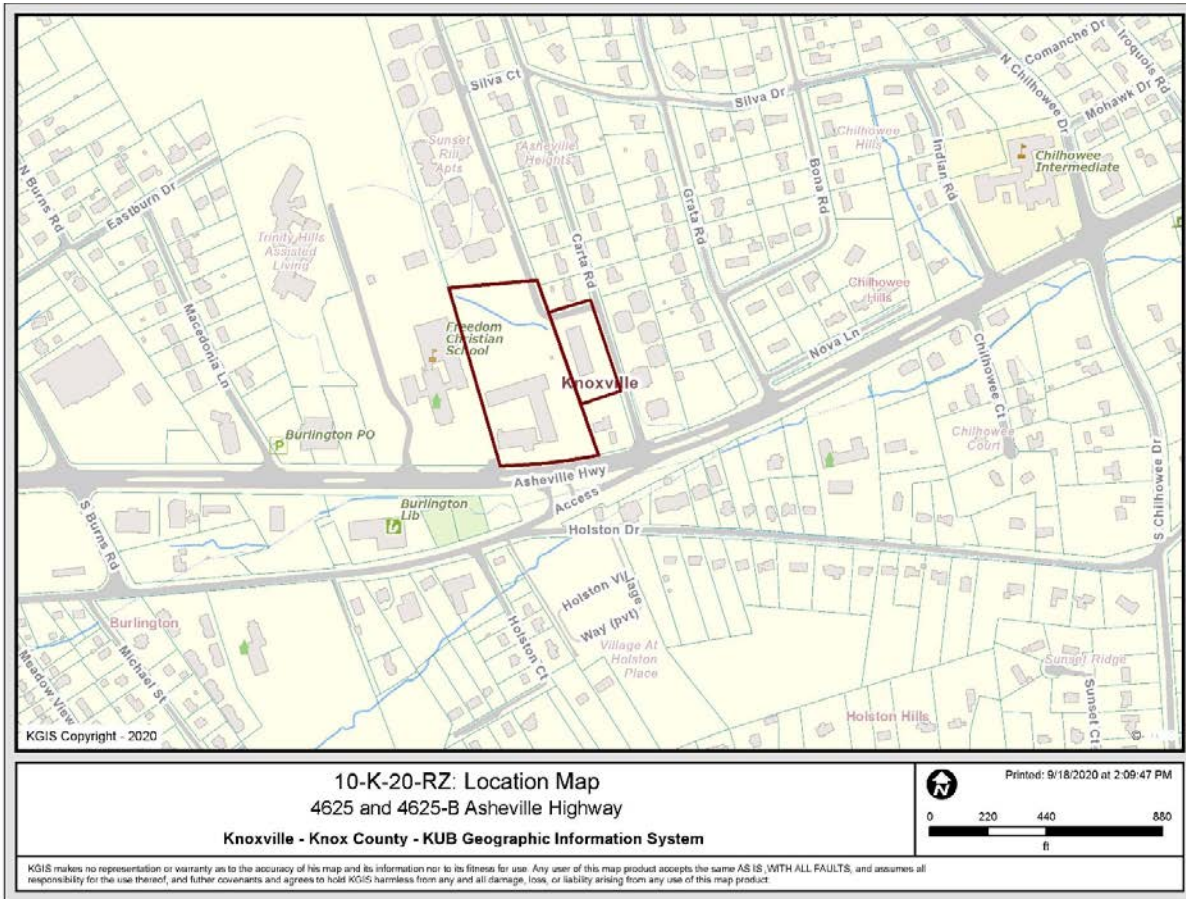
Map No: 71

Jurisdiction: City

0 500
Feet

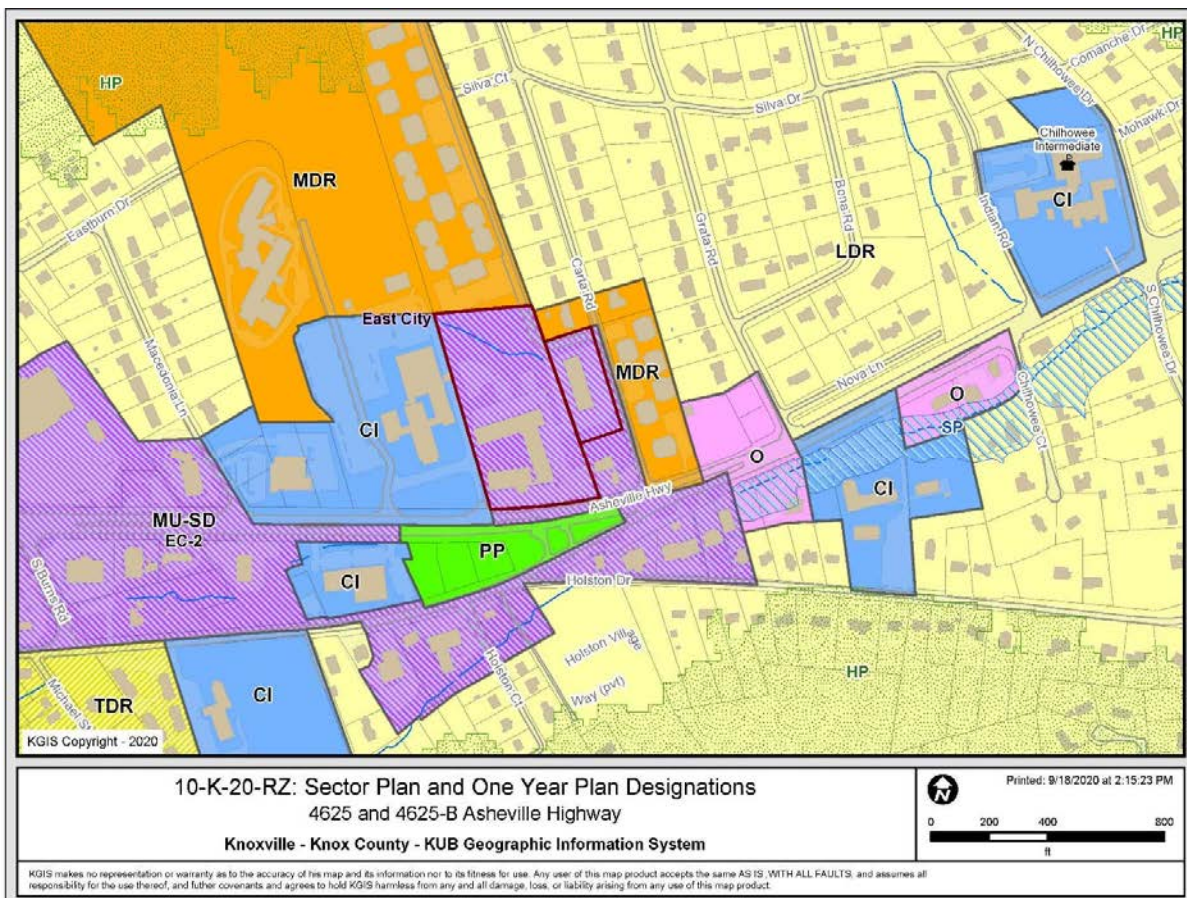
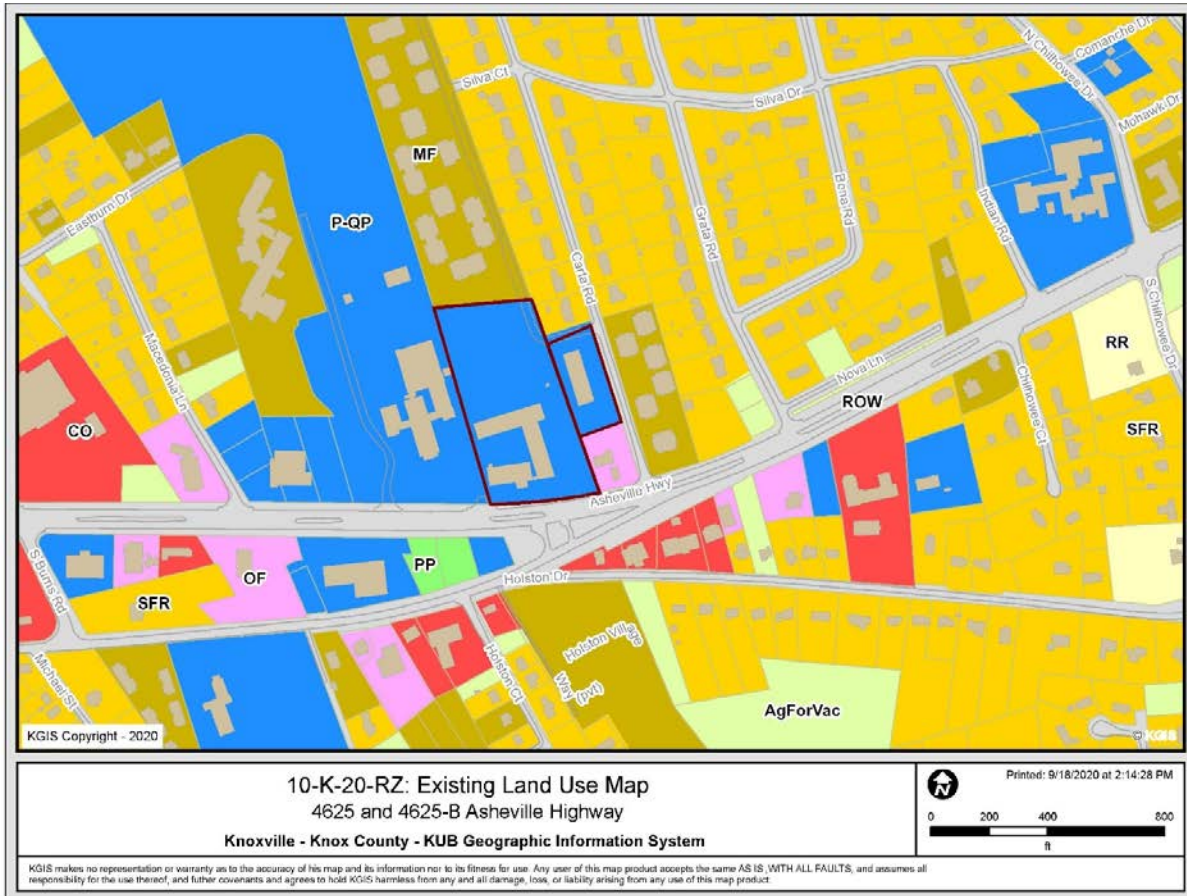


10-K-20-RZ
EXHIBIT A. Contextual Images



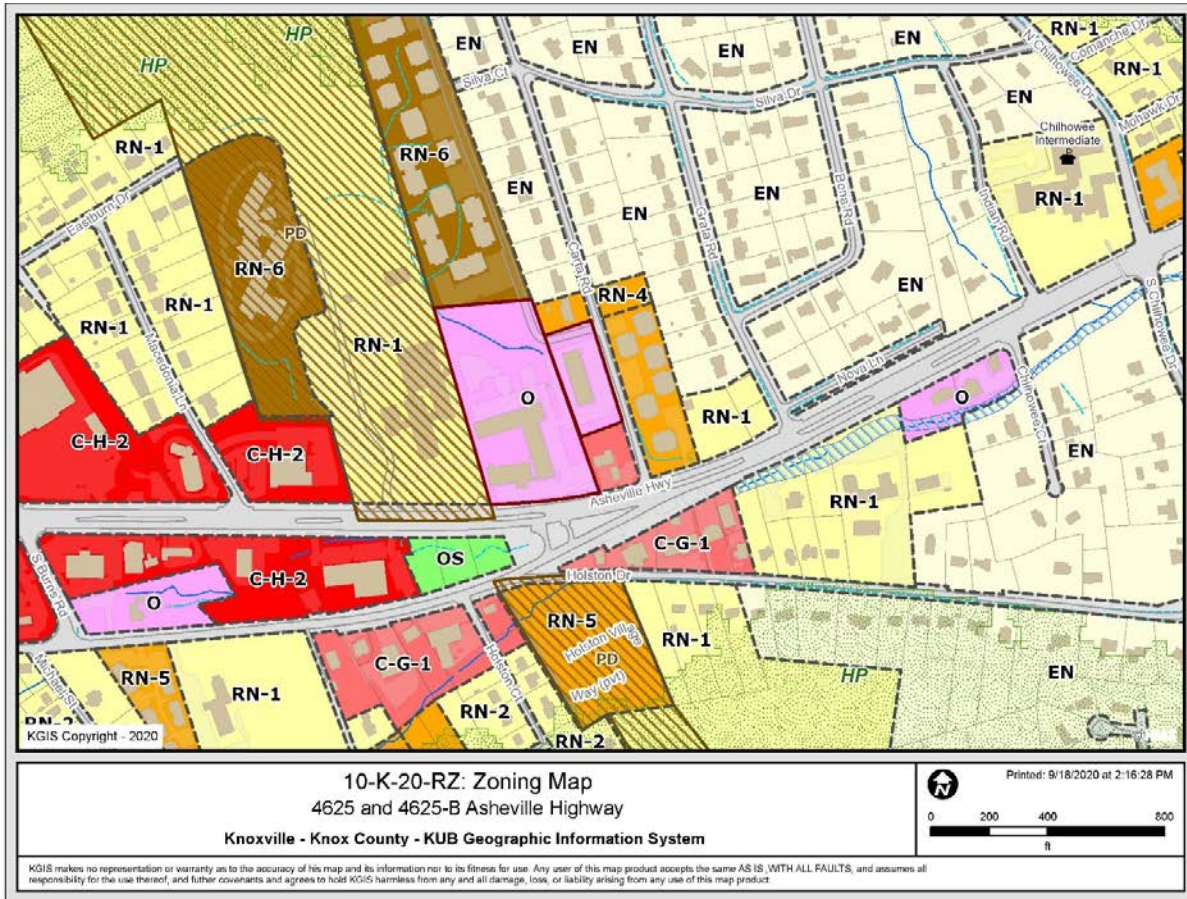
10-K-20-RZ

EXHIBIT A. Contextual Images



10-K-20-RZ

EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

Carl Lansden - Lansden Landmarks

Owner

Applicant Name

Affiliation

8/25/2020

October 8, 2020

10-K-20-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Carl Lansden

Lansden Landmarks

Name

Company

1201 Clinch Ave

Knoxville

TN

37916

Address

City

State

Zip

865-414-8492

lansdenlandmarks@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Carl Lansden

1201 Clinch Ave., Knoxville, TN 37916

865-414-8492

Owner Name (if different)

Owner Address

Owner Phone

4625 Asheville Highway

0711C025 and 0711C027

Property Address

Parcel ID

North side Asheville Hwy., west side Carta Rd.

7 acres

General Location

Tract Size

6th Council District

O

Jurisdiction (specify district above) ☒ City ☐ County

Zoning District

East City

MU-SD (EC-2)

Inside City Limits

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant hotel

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify):

☐ Other (specify):

SUBDIVISION

☐ Proposed Subdivision Name

Unit / Phase Number

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created:

☐ Other (specify):

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: CG-1

Proposed Zoning

☐ Plan Amendment Change:

Proposed Plan Designation(s)

24 du/ac (on 5 acres)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify):

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

0327

\$1,700

TOTAL:

FEE 2:

FEE 3:

\$1,700.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.


Applicant Signature

865-414-8492

Phone Number


Staff Signature

Carl Lansden

Please Print

lansdenlandmarks@gmail.com

Email

Marc Payne

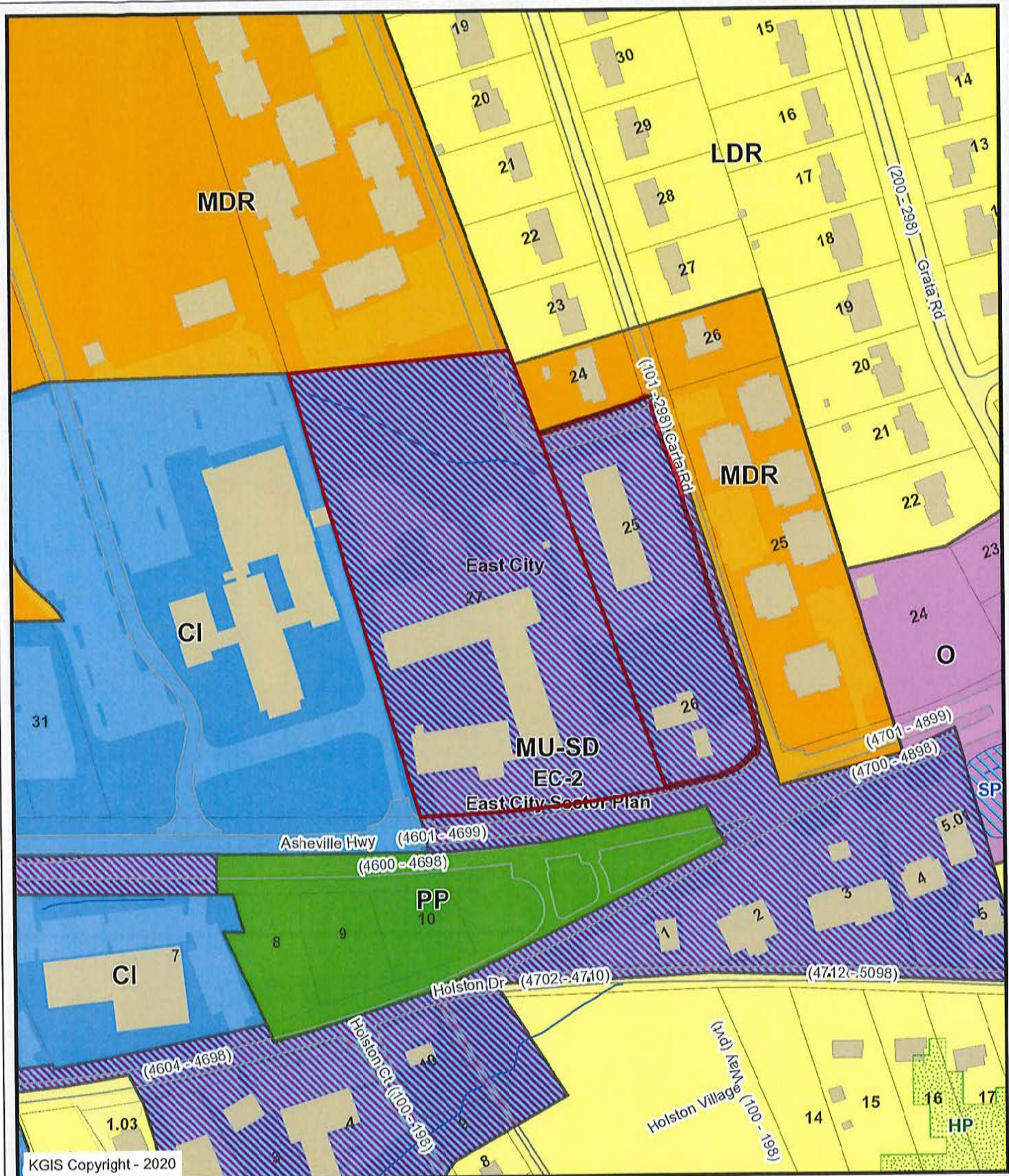
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8/24/2020

Date

8/24/2020

Date

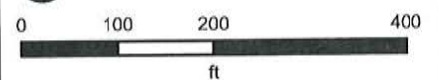


4615 Asheville Hwy.
Sector Plan

Knoxville - Knox County - KUB Geographic Information System



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