



# SPECIAL USE REPORT

▶ **FILE #:** 9-E-20-SU

**AGENDA ITEM #:** 29

**AGENDA DATE:** 9/10/2020

▶ **APPLICANT:** WADE LOVIN / MBI COMPANIES

OWNER(S): Alliance Funeral Group Inc.

TAX ID NUMBER: 94 H A 00801

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2724 Western Ave.

▶ **LOCATION:** South side of Western Ave., south of Texas Ave.

▶ **APPX. SIZE OF TRACT:** 1.8 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Inside City limits

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** C-G-1 (General Commercial) pending

▶ **EXISTING LAND USE:** Cemetery

▶ **PROPOSED USE:** Crematorium

N/A

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Commercial and office - C-H-1 (Highway Commercial) and I-MU (Industrial Mixed Use)

South: Agricultural/forestry/vacant - OS (Parks and Open Space)

East: Transportation/communications/utilities - OS (Parks and Open Space)

West: Agricultural/forestry/vacant - C-G-1 (General Commercial) and RN-3 (General Residential)

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.

## STAFF RECOMMENDATION:

▶ **Postpone this request for 30 days to be heard at the October 8, 2020 Planning Commission meeting per the applicant's request.**

The rezoning of the property housing this special use request was postponed by City Council at the September 8, 2020 meeting. The applicant has requested to postpone this request until the rezoning passes City Council,

who has instructed the applicant to engage the community in outreach. The applicant sent an email to staff requesting the postponement on 9/9/2020.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the City.