

REZONING REPORT

► **FILE #:** 3-C-21-RZ

AGENDA ITEM #: 17

AGENDA DATE: 3/11/2021

► **APPLICANT:** RITESH GABA

OWNER(S): Ritesh Gaba

TAX ID NUMBER: 68 L D 013

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 202 Cedar Ln.

► **LOCATION:** Southeast side of Cedar Ln at Pratt Rd.

► **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Cedar Lane is a minor arterial with a 58-ft pavement width inside an 86-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT ZONING:** O (Office)

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

► **EXISTING LAND USE:** Single family dwelling

►
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HISTORY OF ZONING: A request to rezone from O-1 to C-3 in 1998 (3-B-98RZ) was approved by the Planning Commission but withdrawn before City Council took action

SURROUNDING LAND
USE AND ZONING: North: Office - C-G-1 (General Commercial)
South: Agricultural/forestry/vacant - O (Office)

East: Single family residential - O (Office)

West: Commercial - C-H-1 (Highway Commercial)

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.

STAFF RECOMMENDATION:

► **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.**

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.

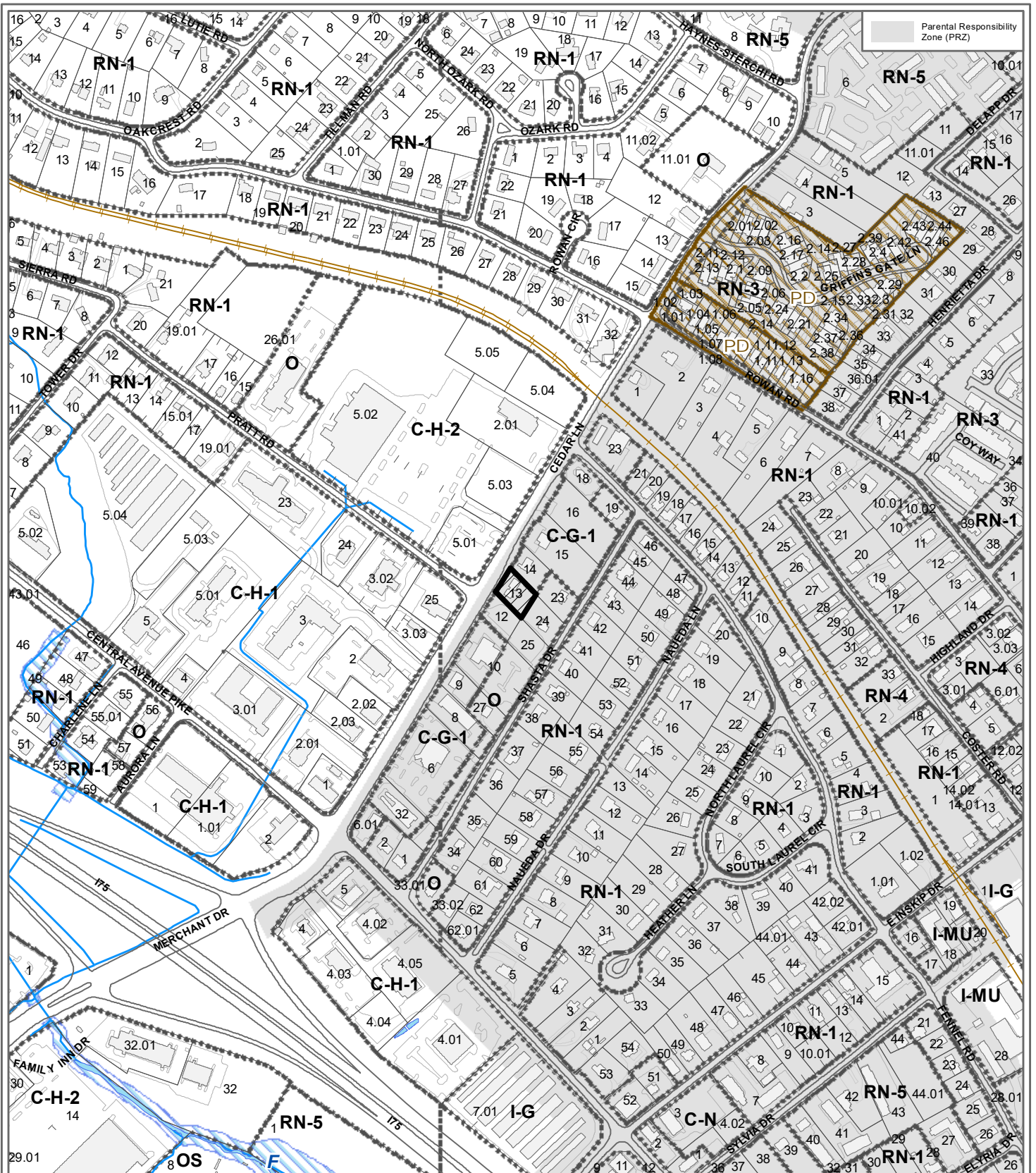
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/6/2021 and 4/20/2021. 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.



3-C-21-RZ REZONING



From: O (Office)

To: C-G-1 (General Commercial)

Original Print Date: 2/5/2021

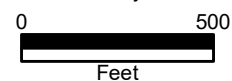
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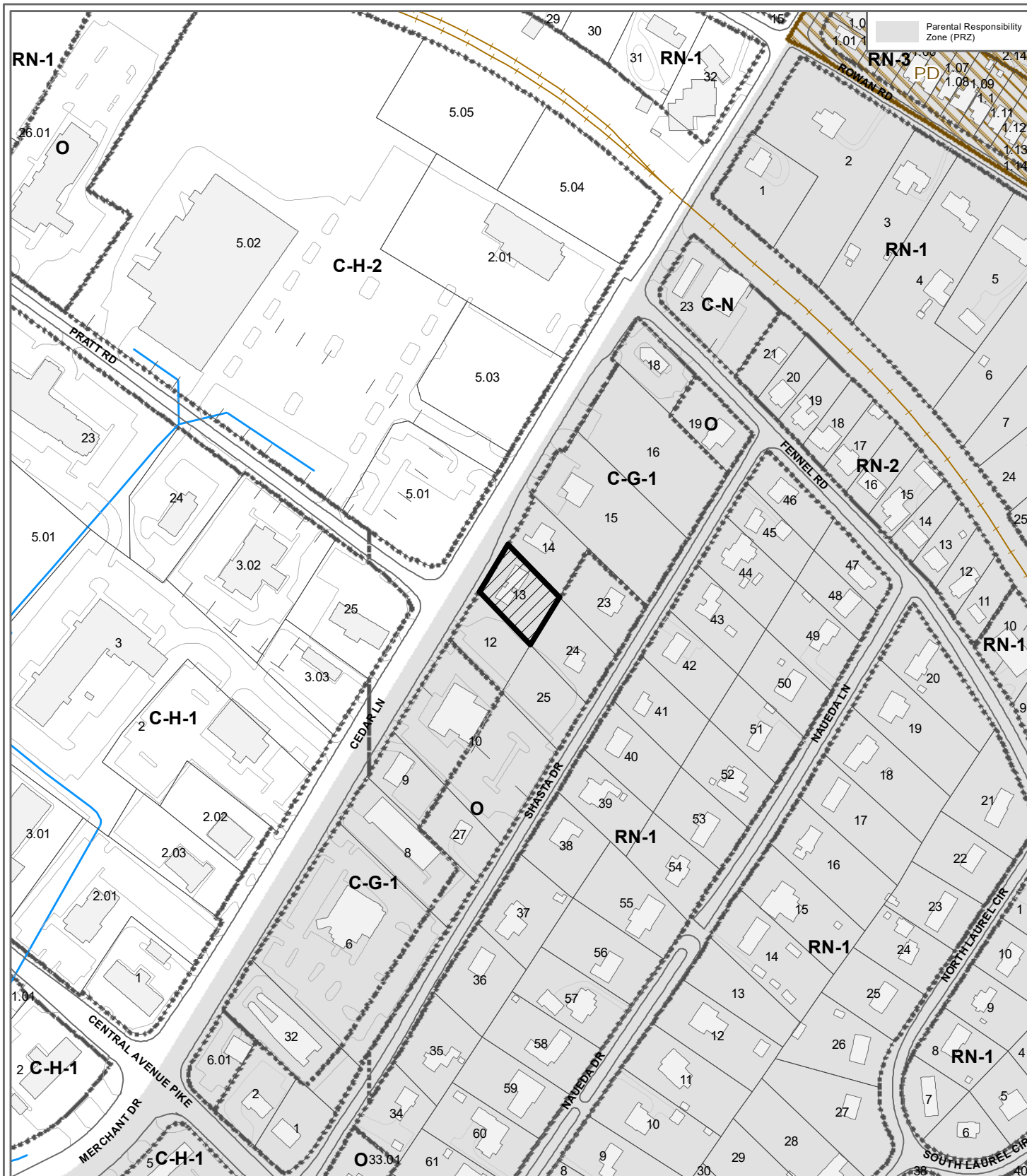
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Gaba, Ritesh

Map No: 68

Jurisdiction: City





3-C-21-RZ REZONING

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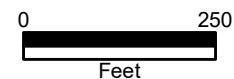
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Original Print Date: 2/5/2021

Revised:

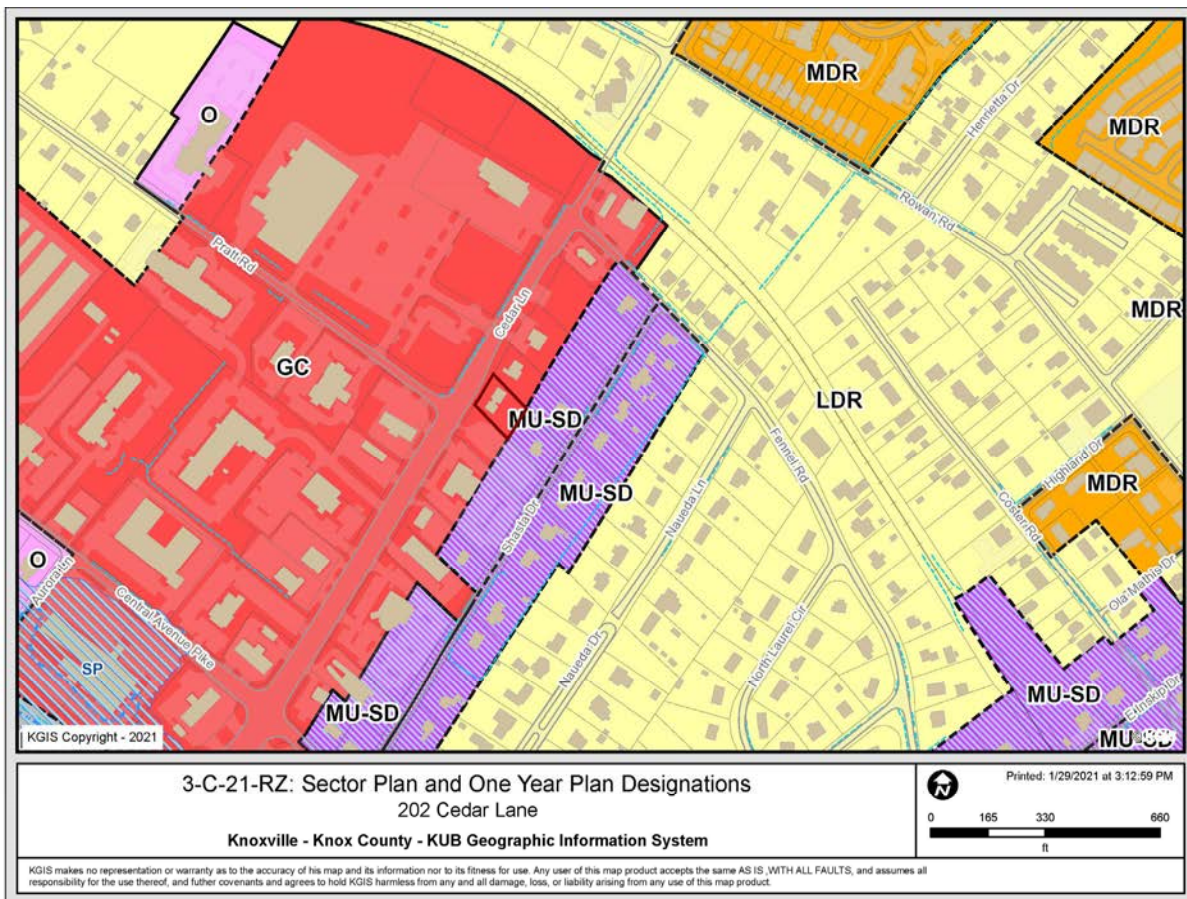
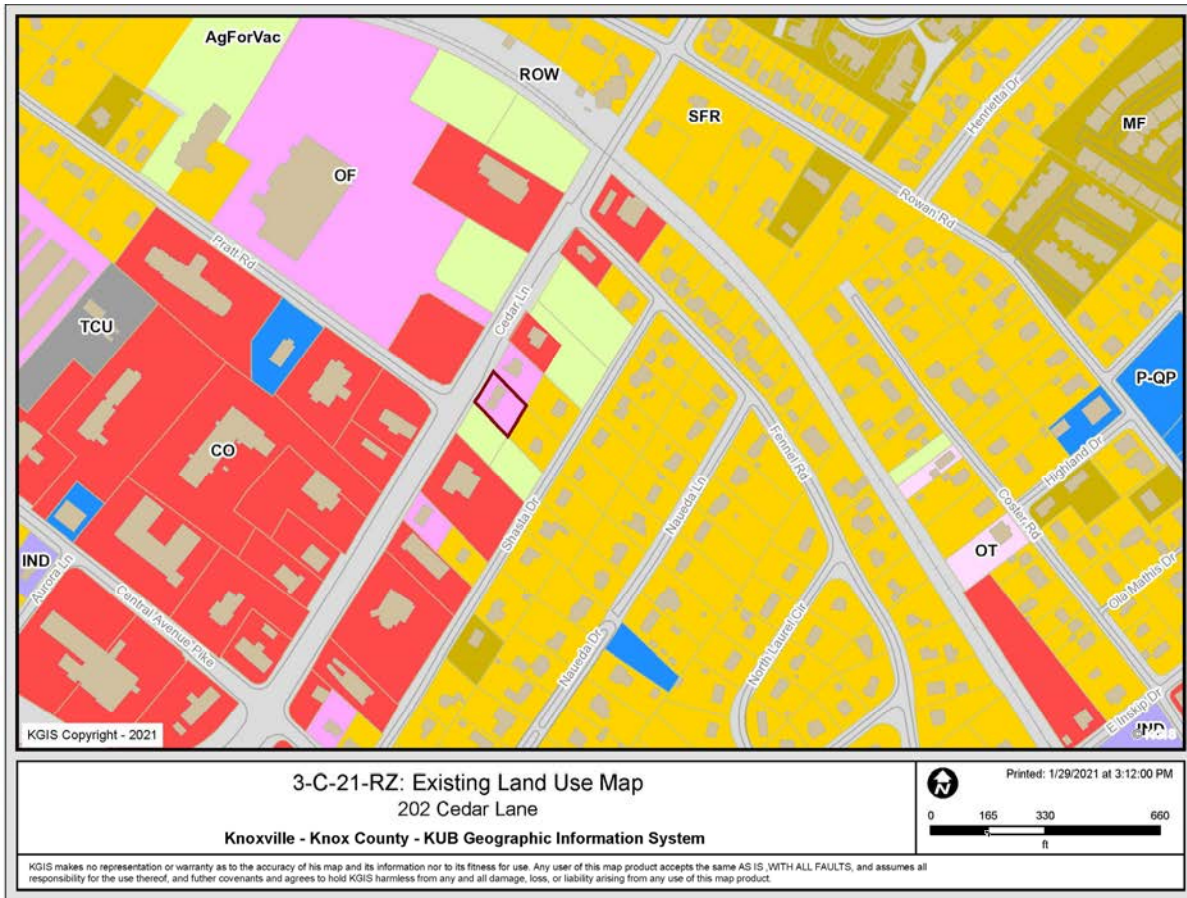
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3-C-21-RZ
EXHIBIT A. Contextual Images



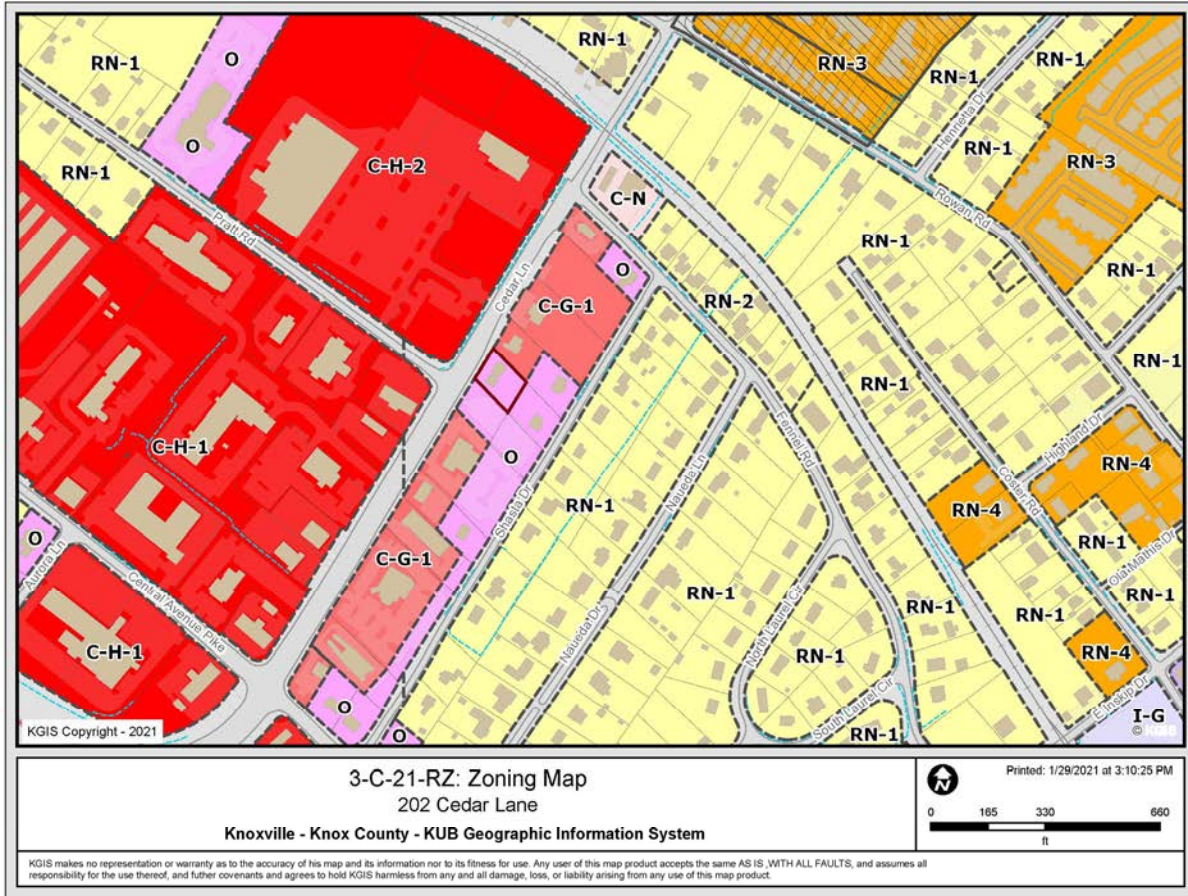
3-C-21-RZ

EXHIBIT A. Contextual Images



3-C-21-RZ

EXHIBIT A. Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Ritesh Gaba Property owner
Applicant Name Affiliation

1-21-21 March 11th - 2021
Date Filed Meeting Date (if applicable)

File Number(s)
3-C-21-RZ

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 ☒ Rep

Rajpaul Cheema
Name Company

649 Running Brook Drive Straw Plains TN 37871
Address City State ZIP

865-466-7240 rajpaulcheema@gmail.com
Phone Email

CURRENT PROPERTY INFO

Ritesh Gaba 3325 Middlebrook Pike, Knoxville, TN 37921 (478)-719-8506
Owner Name (if different) Owner Address Owner Phone

202 Cedar Lane Knoxville TN 37912 068LD013
Property Address Parcel ID

KUB KUB
Sewer Provider Water Provider

Septic (Y/N)

STAFF USE ONLY

SE/S Cedar Ln @ Pratt Rd 1.3 acres (approx)
General Location Tract Size

☒ City ☐ County 5th O OF
District Zoning District Existing Land Use

North City GC N/A
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change

Proposed Zoning

C-G-1

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

0326 | 1000.00

Fee 2

Fee 3

Total

\$1000.00

AUTHORIZATION

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

Applicant Signature

478.

RITESH GABA

Please Print

1-21-21

Date

478-719-8506

Phone Number

Email

Sherry Muchienzi

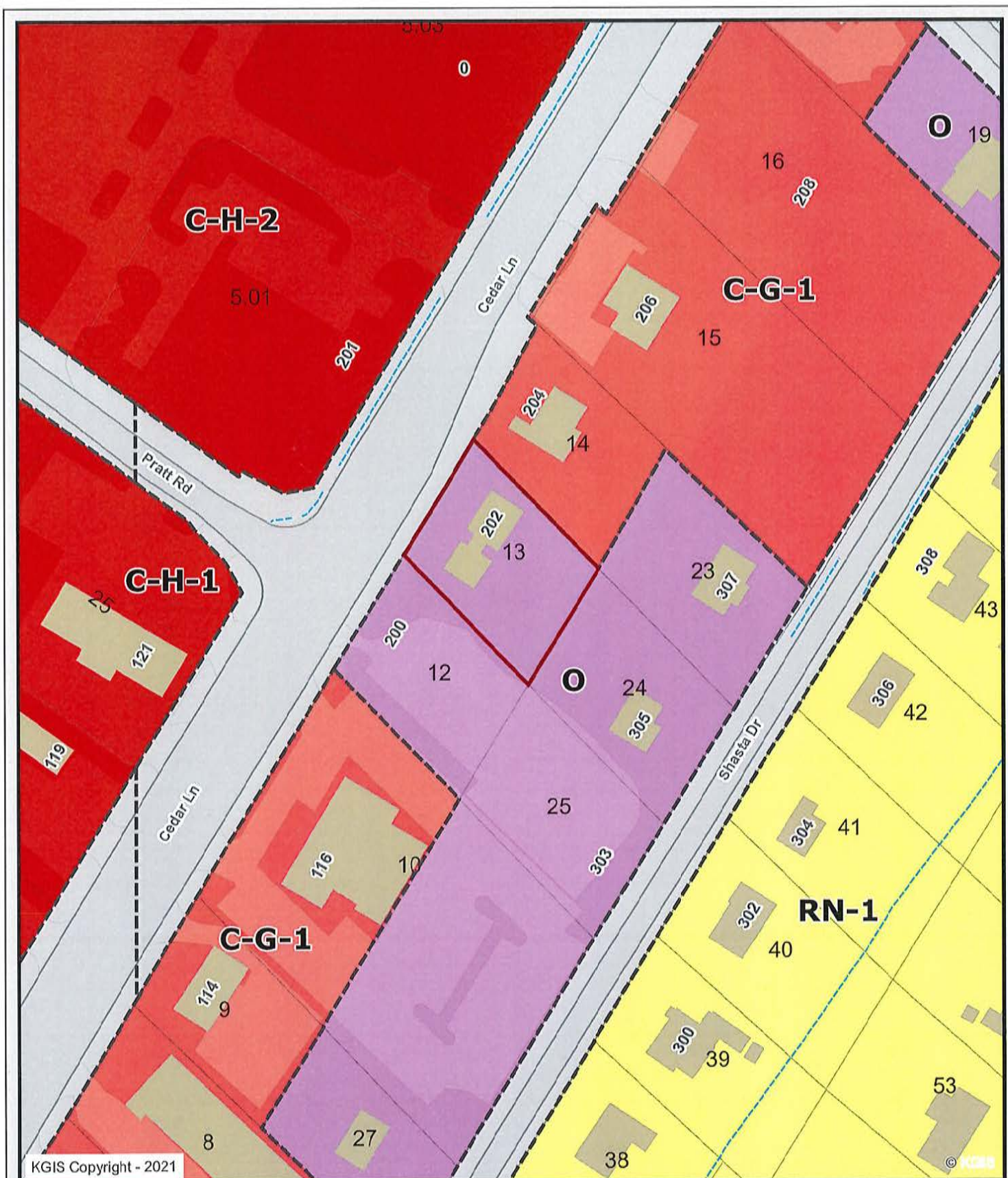
Please Print

1/21/2021

Date

Sherry Muchienzi

Staff Signature

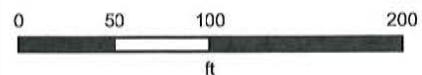


202 Cedar Ln.

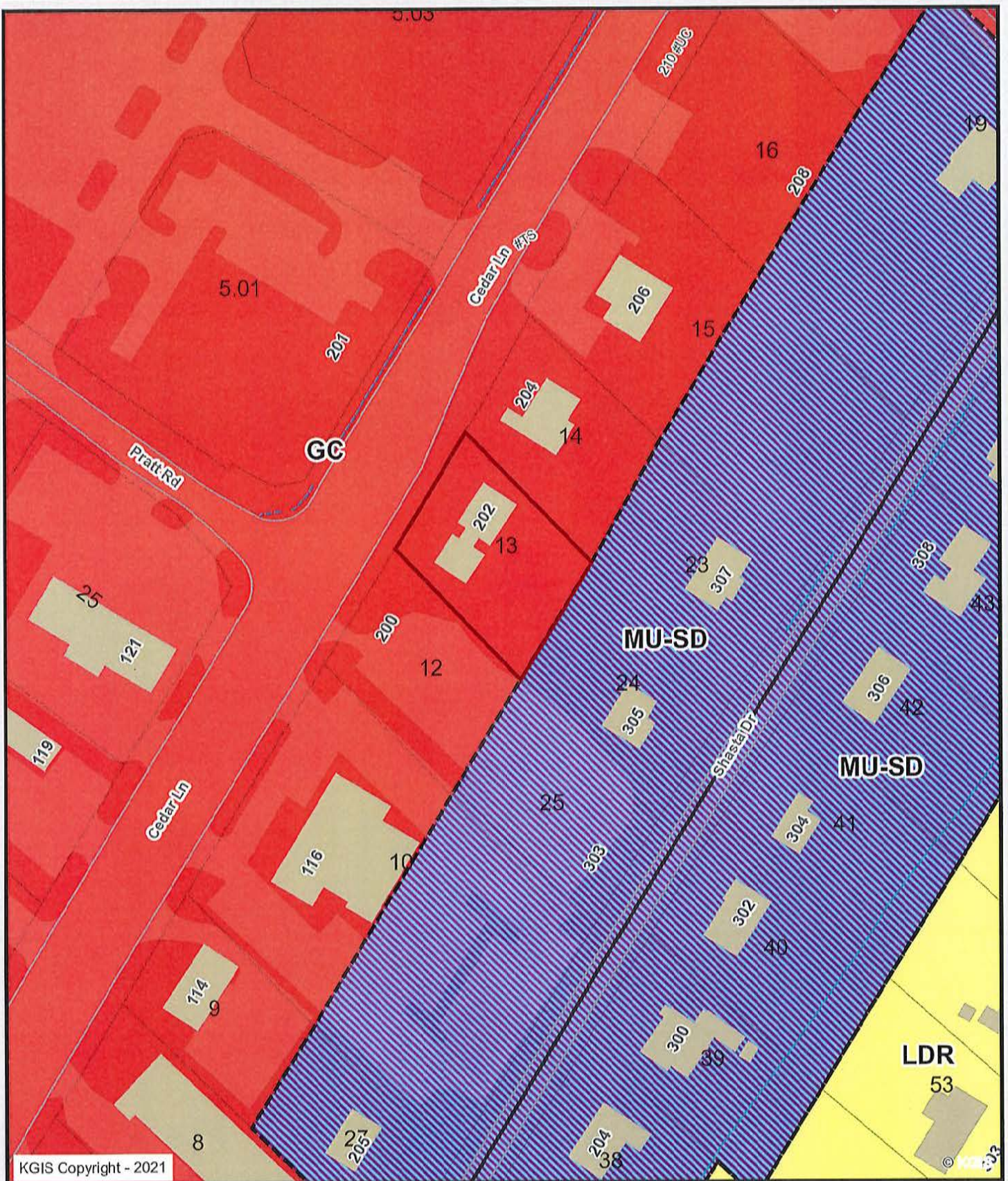
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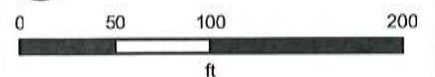
202 Cedar Ln.

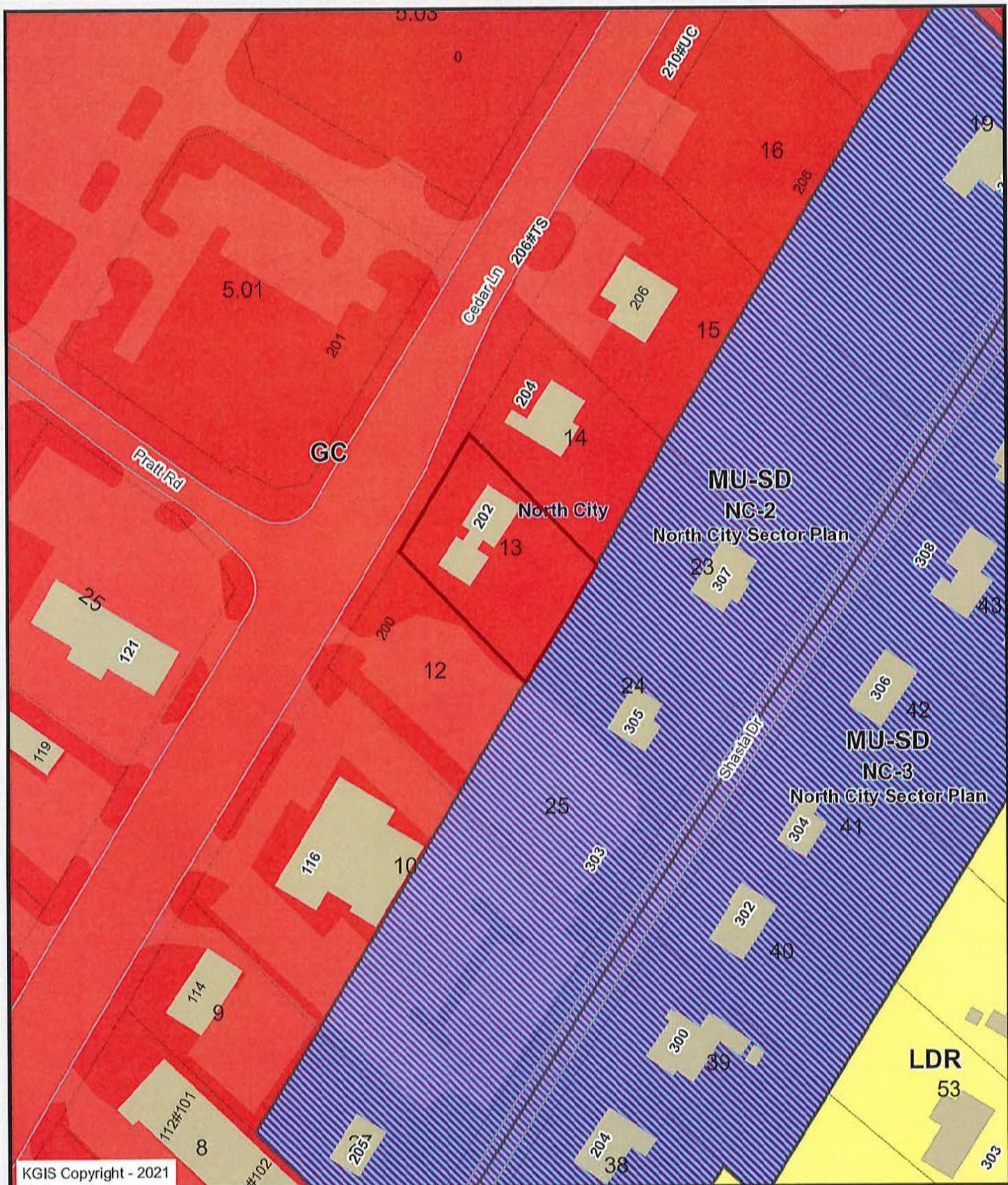
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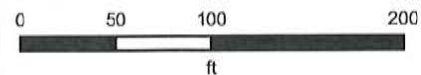


202 Cedar Ln.

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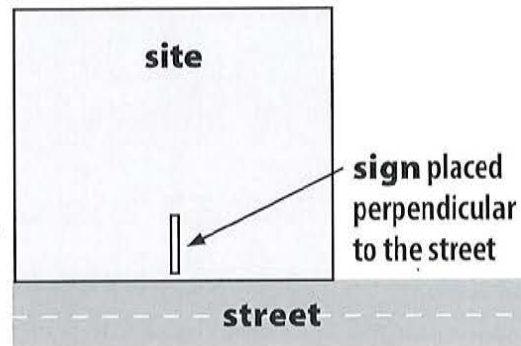
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Feb 24th (Wed) and March 12th (Fri)
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Rij Paul Cheema

Printed Name: Rij Paul Cheema

Phone: 865-466-7240 Email: rijpaulcheema@gmail.com

Date: 1/21/2021

File Number: 3C-21RZ