

CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



File Number: 1-J-21-RZ **Related File Number:** 1-G-21-PA
Application Filed: 11/30/2020 **Date of Revision:**
Applicant: JONATHAN LYONS

PROPERTY INFORMATION

General Location: East side of Emmett St., north of Vandeventer Ave.
Other Parcel Info.:
Tax ID Number: 108 A F 010 **Jurisdiction:** City
Size of Tract: 0.2 acres
Accessibility: This property is being combined with the 2 parcels to the north, so it will have three frontages. Sutherland Avenue is a minor arterial with a pavement width of 30 feet inside a 61-foot right-of-way. Emmett Street is a local road with a pavement width of approximately 16 feet inside a right-of-way of approximately 35 feet. Vandeventer Avenue is a local road with a pavement width of approximately 21 feet inside a right-of-way of approximately 32 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Within City limits
Neighborhood Context: This parcel is located within a block that contains commercial uses fronting Sutherland Avenue. There is a mix of craft industrial and light warehousing along adjacent blocks to the west. Single family dwellings are across the street to the south and consist of three blocks of this use sandwiched between office land uses.

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

Street: 200 Emmett St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)
Former Zoning:
Requested Zoning: C-G-2 (General Commercial Zoning District)
Previous Requests:
Extension of Zone: Yes, C-G-2 is adjacent to the north
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: MU-SD, CC20 (Mixed Use-Special District, Sutherland Southside)

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-2 (General Commercial) zoning because it is consistent with adjacent zoning and would provide for a single zone on the property once it is replatted.

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 GENERALLY:

1. There are no changed conditions that would warrant a rezoning. However, the south side of Sutherland Avenue has developed with a variety of uses including office, commercial, and light industrial, so the plan amendment and rezoning requests would not be out of character with the 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. 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.
- 3. The C-G-2 zone has design standards for site and building design (Article 5, Table 5-2).

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. Commercial zoning exists on Sutherland Avenue and Vandeventer Avenue. No adverse impacts are expected from additional C-G zoning at this location.

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 accompanying staff recommended plan amendment to the MU-SD, CC20 (Mixed Use-Special District, Sutherland Southside) land use designation.

Action: Approved **Meeting Date:** 1/14/2021

Details of Action:

Summary of Action: Approve C-G-2 (General Commercial) zoning because it is consistent with adjacent zoning and would provide for a single zone on the property once it is replatted.

Date of Approval: 1/14/2021 **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: 2/23/2021

Date of Legislative Action, Second Reading: 3/9/2021

Ordinance Number:

Other Ordinance Number References: O-36-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: