

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 10-A-21-RZ

Related File Number: 10-B-21-PA

Application Filed: 7/30/2021

Date of Revision:

Applicant: LEN JOHNSON

PROPERTY INFORMATION

General Location: South side of Sevierville Pike, southwest of intersection of Sevier Avenue and Lancaster Drive

Other Parcel Info.:

Tax ID Number: 109 K C 002

Jurisdiction: City

Size of Tract: 6650 square feet

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: South City

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan:

Neighborhood Context:

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

Street: 3613 Sevierville Pk.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: C-N (Neighborhood Commercial)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: NC (Neighborhood Commercial)

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: Liz Albertson

Staff Recomm. (Abbr.): Approve C-N (Neighborhood Commercial) zoning because it would allow for additional commercial development at an existing walkable commercial node.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. The demand for walkable neighborhoods is increasing throughout the City of Knoxville.
2. The sidewalk and trail network has grown significantly in the last decade in South Knoxville, with additional improvements in the park system such as the creation of the Urban Wilderness Gateway Park within 1/4 mile of this intersection.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The C-N Neighborhood Commercial Zoning District is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development proposed 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. This is a minor extension of the C-N zone district at this intersection and is approximately 6,500 sq. ft. adjacent lot. It is not expected to cause any adverse impacts.
2. The property is adjacent to existing C-N zoning as well as residential properties. The C-N zone only permits lesser intense commercial uses than the other commercial zone districts because C-N is intended to be located in close proximity to residential areas.

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 proposed amendment to the South City Sector Plan amending this parcel supports the minor extension of the C-N zone district.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve C-N (Neighborhood Commercial) zoning because it would allow for additional commercial development at an existing walkable commercial node.

Date of Approval: 10/14/2021

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: 11/16/2021

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/30/2021

Other Ordinance Number References: O-137-2021

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: