

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Deny C-N (Neighborhood Commercial) zoning because it is inconsistent with the sector plan and the One Year Plan.

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. There are no changes in the surrounding area that warrant a rezoning from RN-2 (Single-Family Residential Neighborhood) to C-N (Neighborhood Commercial). There is ample vacant and underutilized property in the existing commercial node northeast of the subject property, which does not support expanding commercial zoning further into the residential district.

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

- 1. The C-N zoning district is intended to be well-integrated into the residential environment and serve the surrounding neighborhood with small-scale commercial and service uses. Low intensity mixed use is also encouraged, such as townhouse development alongside select commercial uses.
- 2. Specific development plans are not part of the rationale for rezoning cases so that all potential uses in a proposed district are considered. However, it is noteworthy that the applicant indicates they intend to build 7 townhomes on this lot, which is not aligned with the intent of the C-N zone as described above. However, the subject property is in a location that warrants consideration of denser residential infill. RN-3 and RN-4 (General Residential Neighborhood) zoning districts are recommended in the TDR designation, and could be considered as alternative pathways towards townhouse development on this lot.
- 3. The subject property is slightly over 7,000 square feet in size with an approximate width of 50-ft and length of 145-ft. C-N zoning at this location would trigger a 20-ft wide landscape buffer requirement because it is adjacent to a residential zoning district. This demonstrates one way in which the development standards of C-N zoning are not conducive to the narrow dimensions of the lot.

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 subject property is located at a gateway to the Mechanicsville neighborhood. C-N zoning at this location would encroach into this long-established residential area and could conflict with the character of the neighborhood, especially as an entry point for the community.
- 2. The lot is situated approximately 3-ft above the street level with support from historic limestone retaining walls on two sides. The C-N zone permits a maximum building height of 45-ft, which is 10-ft greater than its current RN-2 zoning allows. The maximum height allowance in the context an elevated lot could dominate surrounding residences. Alternatively, if the property were developed in a commercial manner it would likely necessitate significant grading changes that would alter the blockface.

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 rezoning is inconsistent with the TDR land use designation in the Central City Sector Plan and the One Year Plan.

Action: Approved **Meeting Date:** 10/6/2022
Details of Action: Approve C-N (Neighborhood Commercial) zoning.
Summary of Action: Approve C-N (Neighborhood Commercial) zoning.
Date of Approval: 10/6/2022 **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: 11/1/2022 **Date of Legislative Action, Second Reading:** 11/15/2022
Ordinance Number: **Other Ordinance Number References:** O-149-2022
Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**