

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 10-N-21-RZ Related File Number: 10-G-21-PA
Application Filed: 8/30/2021 Date of Revision:
Applicant: LAKESIDE CO. INC. C/O MARK ADAMS & JERRY NORTON

PROPERTY INFORMATION

General Location: South of Island Home Avenue, north of Anita Drive, east of Cottrell Street
Other Parcel Info.:
Tax ID Number: 95 O D 00603 (PART OF) Jurisdiction: City
Size of Tract: 2.18 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: South City Sector Plan Designation: MDR (Medium Density Residential) / HP (Hillside P
Growth Policy Plan:
Neighborhood Context:

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

Street: 1600 Island Home Avenue (part of)
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)
Former Zoning:
Requested Zoning: SW-2 (South Waterfront) / HP (Hillside Protection)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential) / HP (Hillside Protection)
Requested Plan Category: SWMUD-1 (South Waterfront Mixed Use District 1) / HP (Hillside Protection)

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 SW-2 (South Waterfront River Rd, Goose Creek Row and Island Home Ave) / HP (Hillside Protection Overlay) zoning because it is minor extension of the existing zoning pattern.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. Sidewalks along Island Home Ave have been improved to connect to the South Waterfront Greenway through this area, and the greenway is expected to be extended through this area to Sutree Landing Park, as noted in the City of Knoxville's Capital Improvement Projects. This site is approximately 180-ft from the pedestrian network.
2. In 2015, an additional 134 residential units were constructed within 500-ft of this property.
3. The applicant has proposed to rezone an approximately 2 acre portion of the parcel to SW-2, which would have likely been included in the original designation of the South Waterfront zones, exclusive of the portion with steep slopes.

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

1. The SW-2 form-based zone district is intended for the neighborhoods of Goose Creek, Waterfront Drive and Island Home Avenue and is envisioned to have new, predominantly residential developments along the waterfront that will create a contemporary identity for the Knoxville South Waterfront. With a newly landscaped shoreline experience and a continuous riverfront setback along the river's edge, these developments provide residents spectacular vistas of the river but minimize obstructed views perpendicular to the river. While these neighborhoods are primarily residential, they are located adjacent to highly-accessed public parks that boast many visitors on a daily basis and during city-wide events. Public access to the river is created along axes following the north-south streets, while on-street parking accommodates visitors to the parks and various recreational facilities.
2. The South Waterfront zone districts must meet property development standards that are reviewed by the City of Knoxville ensuring that consistency in building form and the vision for the district shall be maintained.

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. This is a minor 2 acre extension of the SW-2 zone district and is not expected to have adverse effects, due in part to the additional level of review and building form consistency that is required in this form-based zone district.
2. This site is serviced by a KAT bus route and would provide an opportunity for additional mixed uses along a transit line in the City of Knoxville.

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 One Year Plan and South City Sector Plan incorporating this 2 acre area into the South Waterfront land use designation would support expansion of the SW-2 zone district.
2. The requested zoning is in compliance with all other adopted plans.

Action: Approved **Meeting Date:** 10/14/2021

Details of Action:

Summary of Action: Approve SW-2 (South Waterfront River Rd, Goose Creek Row and Island Home Ave) / HP (Hillside Protection Overlay) zoning because it is minor extension of the existing zoning pattern.

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

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

Ordinance Number:

Other Ordinance Number References: O-152-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: