

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-A-20-SU      Related File Number:  
Application Filed: 9/29/2020      Date of Revision:  
Applicant: LISA A. VARNADO / MARBLE CITY SWEETS LLC

## PROPERTY INFORMATION

General Location: East side of Sevier Avenue, north side of Trotter Avenue  
Other Parcel Info.:  
Tax ID Number: 109 F K 029      Jurisdiction: City  
Size of Tract: 7280.6 square feet  
Accessibility: Access is via Sevier Avenue, a major collector, with a pavement width of 23 feet within a right-of-way width of 60 feet. Access is also via Trotter Avenue, a local street, with a pavement width of 19 feet within a right-of-way width of 44 feet.

## GENERAL LAND USE INFORMATION

Existing Land Use: CO (Commercial)  
Surrounding Land Use:  
Proposed Use: Neighborhood non-residential reuse from current use as a commercial kitchen for catering to retail bakery store (eating and drink establishment).      Density:  
Sector Plan: South City      Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Within the City of Knoxville  
Neighborhood Context: This area is a mix of single family residential and multifamily within the South Haven neighborhood.

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

Street: 3336 Sevier Ave.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: 11-E-87-RZ: R-2 to C-1

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

### **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 the special use of a neighborhood nonresidential reuse for an eating and drinking establishment, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Dept. of Engineering.
3. Meeting all applicable requirements of the Tennessee Department of Transportation.

With the conditions noted above, this request meets the criteria for a special use for neighborhood nonresidential reuse for an eating and drinking establishment.

Comments:

This structure appears to have been constructed for non-residential uses on this site since the 1930s. Previous ownership records indicate the past non-residential reuses include a butcher shop, a laundry mat and most recently a commercial kitchen for a catering business. The existing structure has a building footprint of approximately 3,558 square feet. The applicant is proposing the use the existing structure for a "retail bakery store."

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. A neighborhood nonresidential reuse for an eating and drinking establishment at this location should have minimal impact on the property, surrounding properties, or community as a whole.
2. The applicant has noted the intent to open a "retail bakery store" at this location, which falls under the "eating and drinking establishment" use of the zoning ordinance.
3. This parcel is on a Knoxville Area Transit (KAT) bus route along Sevier Avenue.
4. As per 9.3.V.,
  - a. No off-street parking is required. However, any off-street parking currently provided must be maintained.
  - b. Drive-through facilities are prohibited.
  - c. Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.
  - d. Signs must comply with the following:
    - i. One monument sign and one attached sign (wall or projecting) on each street facing façade are permitted.
    - ii. Monument signs are limited to a maximum sign area of 12 square feet and a maximum height of three feet. Monument signs must be setback a minimum of two feet from property lines and from rights-of-way.
    - iii. Wall signs are limited to a maximum sign area of 12 square feet.
    - iv. Projecting signs are limited to a maximum sign area of four square feet and must have a minimum vertical clearance of seven feet above the ground.
    - v. Window signs must not cover more than 20% of the window area.
    - vi. Pole signs are prohibited.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE**

1. An eating and drinking establishment at this location would create a walkable retail food option for the surrounding neighborhood that is also accessible by transit.
2. The applicant is encouraged to contact the City of Knoxville Plans Review & Inspections Division if any forthcoming improvements will require permitting. A site plan showing all required conditions must be submitted prior to issuance of a building permit and/or required licenses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan notes that the mixed use development and and shared parking options should be considered in neighborhood commercial areas.
2. The site is located within the City limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Withdrawn

**Meeting Date:** 11/12/2020

**Details of Action:**

**Summary of Action:** Withdrawn at the request of the applicant.

**Date of Approval:**

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:** 11/11/2020

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**