

CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



File Number: 4-A-19-RZ **Related File Number:** 4-A-19-PA
Application Filed: 2/6/2019 **Date of Revision:**
Applicant: SHEAZAD JIWANI

PROPERTY INFORMATION

General Location: Southeast side of Forest Ave., east side of 22nd St., north of Highland Ave.
Other Parcel Info.:
Tax ID Number: 94 N R 013, 014 **Jurisdiction:** City
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Produce store / commercial
Surrounding Land Use:
Proposed Use: Apartments & neighborhood store **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street: 2126 Forest Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-1 (Neighborhood Commercial)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Use) /SD - MU -CC16
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.):

RECOMMEND that City Council APPROVE C-1 (Neighborhood Commercial) zoning.

Staff Recomm. (Full):

Staff recommends approval of the requested C-1 zoning, which is compatible with the requested plan amendment to NC (Neighborhood Commercial) land use designation for this property. The adjacent properties are zoned RP-3 (24-60 du/ac), which will provide a walkable commercial option for residents in the neighborhood.

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/COUNTY GENERALLY:

1. The property is located within the existing city limits of the Growth Policy Plan.
2. The Central City Sector continues to see a high rate of growth in multi-dwelling residential and a need for walkable commercial opportunities.

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

1. The proposed amendment to C-1 zoning is intended to provide areas in which the principal use of land is devoted to the neighborhood store. It is a restricted commercial district, limited to a narrow range of retail, service and convenience goods only and to the first floor of a structure. This district is designed for areas where large commercial operations are undesirable, but where individual proprietary stores are useful and desirable for the neighborhood.

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

1. C-1 zoning is compatible with the proposed NC sector plan and one year plan designations.

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 recommended amendment for the Central City Sector Plan and One Year Plan to NC (Neighborhood Commercial) makes the proposed rezoning consistent with the land use plan and all other adopted plans.

Action:

Approved

Meeting Date: 4/11/2019

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE C-1 (Neighborhood Commercial) zoning.

Date of Approval:

4/11/2019

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:

5/7/2019

Date of Legislative Action, Second Reading: 5/21/2019

Ordinance Number:

Other Ordinance Number References: O-71-2019

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: