

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 4-I-24-RZ      **Related File Number:** 4-E-24-PA  
**Application Filed:** 2/13/2024      **Date of Revision:**  
**Applicant:** JOHN LYNCH SANDERS, FAIA

## PROPERTY INFORMATION

**General Location:** Southwest side of Bridge Avenue & Northwest side of Laurel Avenue  
**Other Parcel Info.:**  
**Tax ID Number:** 94 M B 001      **Jurisdiction:** City  
**Size of Tract:** 19459 square feet  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Multifamily Residential  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Planning Sector:** Central City      **Plan Designation:** MDR (Medium Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:**

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

**Street:** 1221 LAUREL AVE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay)  
**Former Zoning:**  
**Requested Zoning:** C-N (Neighborhood Commercial), NC (Neighborhood Conservation Overlay)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium Density Residential)  
**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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the C-N (Neighborhood Commercial) district because it is compatible with surrounding development and consistent with adopted plans and the intent of the zoning district. The NC

(Neighborhood Conservation Overlay) district will be retained.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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 Fort Sanders community has seen a rapid rise in residential development over the past 20 years. Despite this increase in population, small-scale commercial services that are integrated into the neighborhood have remained limited. Most commercial development has been more intensive and concentrated along the Cumberland Ave corridor west of the University of Tennessee campus.
2. Residential commercial amenities in the neighborhood are so precious that the Fort Sanders Neighborhood Plan specifically states, "small 'mom & pop' groceries (e.g. '13th Street' and IGA on 18th Street) are essential and should be continued as commercial uses within the residential districts." The IGA grocery store has been closed and vacant for over a decade now. The historic building, built in 1923, is now owned by the Fort Sanders Regional Medical Center and zoned INST (Institutional), making the return of a market there highly unlikely. Fortunately, the Corner Market on 13th is still in operation. The subject property for this plan amendment request is next to the Corner Market, across Bridge Avenue.
3. Considering the neighborhood plan's explicit support for maintaining residential commercial services, and the subsequent loss of these services, Planning recommends approval of the requested rezoning to the C-N (Neighborhood Commercial) district. Given the subject property's location next to one of the few remaining residually integrated stores, and its proximity to a growing number of multi-family and student housing units, a rezoning to C-N could help form a neighborhood commercial node to enhance and preserve this amenity for Fort Sanders residents.

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

1. The requested C-N 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. Low-intensity mixed-use development is encouraged, with dwellings permitted above the ground flood.
2. The size and location of the subject property is well suited for the intent of the C-N district. It is located in a residential environment next to numerous multi-family and student housing developments, and it is next to another established neighborhood commercial development. The area of the property is approximately 3,500 sq ft, making any development necessarily small-scale.

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. The subject property currently functions as an unmarked parking area for an historic 8-bedroom home built in 1899, which is utilized for student rental housing. This lot is included in the boundaries of a Neighborhood Conservation overlay zoning district, which is intended to foster new construction that is compatible with the scale and physical character of original buildings in the neighborhood through the use of design guidelines. Any proposed development will be reviewed by the Historic Zoning

Commission to ensure the Fort Sanders Design Guidelines are being upheld.

2. Parking is in high demand in the Fort Sanders community. Development proposals will be required to adhere to the City's off-street parking standards and also ensure that sufficient parking is maintained for the existing house.

3. There are no adverse impacts anticipated to occur with the proposed rezoning. The uses permitted in the C-N district are compatible with the surrounding residential and commercial environment.

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 consistent with the General Plan's development policy 8.2 to locate neighborhood commercial so that it will enhance, rather than hinder, the stability of residential areas. C-N zoning would enable a commercial or mixed-use development where it would become a stable commercial node primarily intended for access by surrounding residents.
2. C-N zoning at this location supports the Fort Sanders Neighborhood Plan's goal to preserve essential neighborhood commercial services.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. There is ample utility and community service infrastructure in this location to support a minor extension of C-N zoning.

**Action:** Approved **Meeting Date:** 4/11/2024

**Details of Action:**

**Summary of Action:** Approve the C-N (Neighborhood Commercial) district because it is compatible with surrounding development and consistent with adopted plans and the intent of the zoning district. The NC (Neighborhood Conservation Overlay) district will be retained.

**Date of Approval:** 4/11/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### LEGISLATIVE ACTION AND DISPOSITION

<b>Legislative Body:</b>	Knoxville City Council	
<b>Date of Legislative Action:</b>	5/14/2024	<b>Date of Legislative Action, Second Reading:</b> 5/28/2024
<b>Ordinance Number:</b>		<b>Other Ordinance Number References:</b> O-67-2024
<b>Disposition of Case:</b>	Approved	<b>Disposition of Case, Second Reading:</b> Approved
<b>If "Other":</b>		<b>If "Other":</b>
<b>Amendments:</b>		<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>		<b>Effective Date of Ordinance:</b>