

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-T-24-RZ **Related File Number:** 4-J-24-PA
Application Filed: 2/27/2024 **Date of Revision:**
Applicant: CONNOLLY DEVELOPMENT VENTURES, LLC

PROPERTY INFORMATION

General Location: East side of Sevier Ave, west side of James White Pkwy, north of Rugby Ave
Other Parcel Info.:
Tax ID Number: 109 B E 001 **Jurisdiction:** City
Size of Tract: 0.74 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South City **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 2600 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: C-N (Neighborhood Commercial)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the C-N (Neighborhood Commercial) district because it is consistent with the recommended land use classification and surrounding development.

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. Since 2000, several vacant parcels have been developed into multifamily structures in this part of the Old Sevier neighborhood. Nearby examples of this include the Oak Crest apartments, One Place South apartments, and The Heights student housing.
2. Sevier Avenue is proposed to be improved via a capital improvement project, as mentioned above. The road improvement and growth in this area supports the proposed neighborhood-scale commercial district.

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

1. The RN-3 district is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods.
2. There are three properties zoned C-N at the intersection of Sevier Avenue and E Moddy Avenue, approximately 1000 ft south of the subject parcel. The area meets the C-N district's intent and would allow developments that are compatible with the area.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 proposed amendment is not expected to have any significant adverse impacts on this area. The proposed rezoning will be a transition from the more intense C-G-1 district north side and the RN-2 zone on the south side of the subject parcel.
2. The rezoning will be consistent with the developments on this section of Sevier Avenue which has a mix of single family homes, multifamily residential developments, office, commercial uses, a church, and a park.

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 9.3, which encourages to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
2. The proposed rezoning will be consistent with the recommended NC land use classification of the sector plan and One Year plan.

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. This is an urbanized area with adequate utility infrastructure provided by KUB.
2. The Rock City Park is located approximately 1000 ft south which includes 4.47 acres with open space, a ballfield, and concession stand and restrooms open during games. There is a transit route that goes along the public park.

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

Details of Action:

Summary of Action: Approve the C-N (Neighborhood Commercial) district because it is consistent with the recommended land use classification and surrounding development.

Date of Approval: 4/11/2024 **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: 5/14/2024 **Date of Legislative Action, Second Reading:** 5/28/2024

Ordinance Number: **Other Ordinance Number References:** O-70-2024

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**