

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-B-22-RZ **Related File Number:**
Application Filed: 4/12/2022 **Date of Revision:**
Applicant: HAND PARTNERSHIP, LP

PROPERTY INFORMATION

General Location: South side of Sutherland Avenue, east side of Carr Street
Other Parcel Info.:
Tax ID Number: 107 K H 001 **Jurisdiction:** City
Size of Tract: 8500 square feet
Accessibility: Access is via Sutherland Avenue, a minor arterial with a pavement width of 25 ft within a right-of-way width of 50-ft. Access is also via Carr Street, a local street with a pavement width of 20 ft within a right-of-way of 45 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: West City **Sector Plan Designation:** MU-SD, WC-1 (Mixed Use Special District)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is along the edge of a mixed use special district surrounding Kingston Pike. Many of the single family homes have converted to office and other non-residential uses along this section of Sutherland Avenue.

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

Street: 4050 Sutherland Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: C-N (Neighborhood Commercial)
Previous Requests:
Extension of Zone: No
History of Zoning: 5-D-08-RZ: R-1 to O-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 C-N (Neighborhood Commercial) zoning because it is consistent with sector plan and one year plan.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, 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. Around 2000 this area along Sutherland Avenue, which is served by both transit and the Bearden Greenway, began converting to office uses primarily within the existing single family home structures.

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

- 1. The C-N zone is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods.
- 2. Low-intensity mixed-use is encouraged within the C-N District, with dwellings permitted above the ground floor, as well as multi-family and townhouse development located alongside select commercial uses.
- 3. Façade, fenestration and commercial site design standards are also required within the C-N zone, so if the existing residential-like structure were to be demolished and redeveloped, the C-N zoning would ensure a scale of development consistent with the neighborhood.

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

- 1. Most of this area along Sutherland Avenue has transitioned to non-residential uses primarily within the existing single family homes.
- 2. The uses permitted in the C-N zone district are intended to be uses that serve the surrounding residential neighborhood area.

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 compatible with the existing One Year Plan and Sector Plan classification of for the Bearden Village Mixed Use Special District (MU-SD WC-1).

Action: Approved Meeting Date: 6/9/2022

Details of Action:

Summary of Action: Approve C-N (Neighborhood Commercial) zoning because it is consistent with sector plan and one year plan.

Date of Approval: 6/9/2022 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: 7/12/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 7/26/2022

Other Ordinance Number References: O-103-2022

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: