

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-R-24-RZ **Related File Number:**
Application Filed: 5/29/2024 **Date of Revision:**
Applicant: JENNIFER SCATES

PROPERTY INFORMATION

General Location: Northwest side of W Baxter Ave, south of Beaumont Ave
Other Parcel Info.:
Tax ID Number: 94 C S 007 **Jurisdiction:** City
Size of Tract: 8816 square feet
Accessibility: Access is via W Baxter Avenue, a local road with a pavement width of 25 ft within a right-of-way that varies from 42 ft to 52 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Transportation/Communications/Utilities
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Central City **Plan Designation:** NC (Neighborhood Commercial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area north of the Mechanicsville neighborhood has a mix of commercial, office, and single family residential uses. Knoxville Engineering Department is located on the opposite side of the subject property.

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

Street: 911 W BAXTER AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)
Former Zoning:
Requested Zoning: C-N (Neighborhood Commercial)
Previous Requests:
Extension of Zone: Yes, this will be an extension from the north and east sides.
History of Zoning: In 1985, the property was rezoned from R-2 to R-1A as part of a governmental rezoning for a larger area (8-A-85-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

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) zoning district because it is consistent with surrounding development and eliminates the inconsistency with the sector plan.

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. This area has experienced significant infrastructure enhancements, including a redesign of the I-275 Interstate ramps on Baxter Avenue (completed in 2008), accessibility improvements on Baxter Avenue and Boyd Street (completed in 2023), and the \$5.5-million road expansion and improvement project from Fifth Avenue to Baxter Avenue (completed between 2022-2024). The latter incorporated a new multipurpose trail (Second Creek Greenway).
2. Historically, the subject parcel has been used for non-residential purposes for the last 30 years. Approval of the C-N district would allow expansion of this established commercial node that primarily accommodates auto-oriented services.

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

1. The C-N 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 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.
2. This area has a mix of residential, commercial, office, and public-quasi public uses, and the property's location meets the proposed district's intent.
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 property abuts commercial uses on two sides by properties zoned C-N, and by a church on the western side on a property zoned RN-4. The proposed amendment is not expected to have any significant adverse impact on the surrounding area that is an established commercial node.
2. The C-N district has design standards pertaining to façade, fenestration and potential commercial development, which address aesthetic and functional compatibility with the surrounding 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 existing RN-4 district is not consistent with the property's NC land use classification. Approval of the rezoning request will align the zoning district with the land use classification here.
2. The General Plan's Development Policy 8.2 recommends locating neighborhood commercial uses in a way so that it will enhance, rather than hinder, the stability of residential areas. The property's location at the edge of a neighborhood next to existing commercial and other non-residential uses is consistent with the policy.

3. The property's location at a node with access to the interstate highway is also consistent with the General Plan's Development Policy 9.11 which encourages to locate community-serving commercial areas where they can be easily shared by several neighborhoods.

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 infrastructure in this area to support a range of redevelopment opportunities.
2. If a residential development were pursued, it would be supported by the sidewalk connection to Beaumont Magnet Academy and transit route along Beaumont Avenue.

Action: Approved **Meeting Date:** 7/11/2024

Details of Action:

Summary of Action: Approve the C-N (Neighborhood Commercial) zoning district because it is consistent with surrounding development and eliminates the inconsistency with the sector plan.

Date of Approval: 7/11/2024 **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: 8/6/2024 **Date of Legislative Action, Second Reading:** 8/20/2024

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:**