

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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File Number: 9-A-16-RZ

Related File Number:

Application Filed: 7/7/2016

Date of Revision:

Applicant: BRIAN HANN

### PROPERTY INFORMATION

General Location: North side Sevierville Pike, east side Sevier Ave.

Other Parcel Info.:

Tax ID Number: 109 F M 019

Jurisdiction: City

Size of Tract: 0.5 acres

Accessibility: Access is via Sevier Ave., a major collector street with 23' of pavement width within 40' of right-of-way, or Sevierville Pike, a major collector street with 21' of pavement width within 55' of right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Any use allowed by C-1 zoning

Density:

Sector Plan: South City

Sector Plan Designation: NC

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with a mix of residential uses, with neighborhood commercial uses, zoned C-1, on three of the four corners of the intersection of Sevier Ave. and Sevierville Pike.

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

Street: 3700 Sevierville Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

Requested Zoning: C-1 (Neighborhood Commercial)

Previous Requests: None noted

Extension of Zone: Yes, extension of C-1 zoning from the south and west

History of Zoning: None noted

### 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

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

Staff Recomm. (Full):

C-1 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of C-1 zoning from the south and west.

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 proposed C-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal is a logical extension of C-1 zoning from the south and west.
3. The proposal is consistent with the One Year and sector plan proposals for the site, and C-1 is an extension of zoning from two sides.

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

1. The C-1 zone, as described in the zoning ordinance, is established 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 on 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.
2. Based on the above general intent, this site is appropriate for C-1 zoning and development.

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. The proposal would have no impact on schools. The impact on the street system would depend on the type of commercial development proposed. Water and sewer utilities are in place to serve the site.
2. The proposal is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. Neighborhood commercial zoning and uses are located on three of the four corners of the intersection of Sevier Ave. and Sevierville Pike.
3. The subject intersection is already developed with neighborhood commercial uses on three of four corners, which will not be negatively impacted by commercial development of this site. C-1 uses should have minimal impact on nearby residential uses. No other area of the County will be impacted by this rezoning request.

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. Both the South City Sector Plan and the City of Knoxville One Year Plan propose neighborhood commercial uses for this site, consistent with the requested C-1 zoning.
2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The proposal does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 9/8/2016

Details of Action:

Summary of Action:

C-1 (Neighborhood Commercial) zoning.

Date of Approval: 9/8/2016

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:** 10/11/2016

**Date of Legislative Action, Second Reading:** 10/25/2016

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**