

▶ **FILE #:** 9-A-16-RZ

AGENDA ITEM #: 35

AGENDA DATE: 9/8/2016

▶ **APPLICANT:** BRIAN HANN

OWNER(S): Brian Hann

TAX ID NUMBER: 109 F M 019

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3700 Sevierville Pike

▶ **LOCATION:** North side Sevierville Pike, east side Sevier Ave.

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

▶ **PRESENT ZONING:** R-2 (General Residential)

▶ **ZONING REQUESTED:** C-1 (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Any use allowed by C-1 zoning

EXTENSION OF ZONE: Yes, extension of C-1 zoning from the south and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Alley, house / R-2 (General Residential)

South: Sevierville Pike, business / C-1 (Neighborhood Commercial)

East: House / R-2 (General Residential)

West: Sevier Ave., Gas station with convenience store / C-1 (Neighborhood Commercial)

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.

STAFF RECOMMENDATION:

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

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.

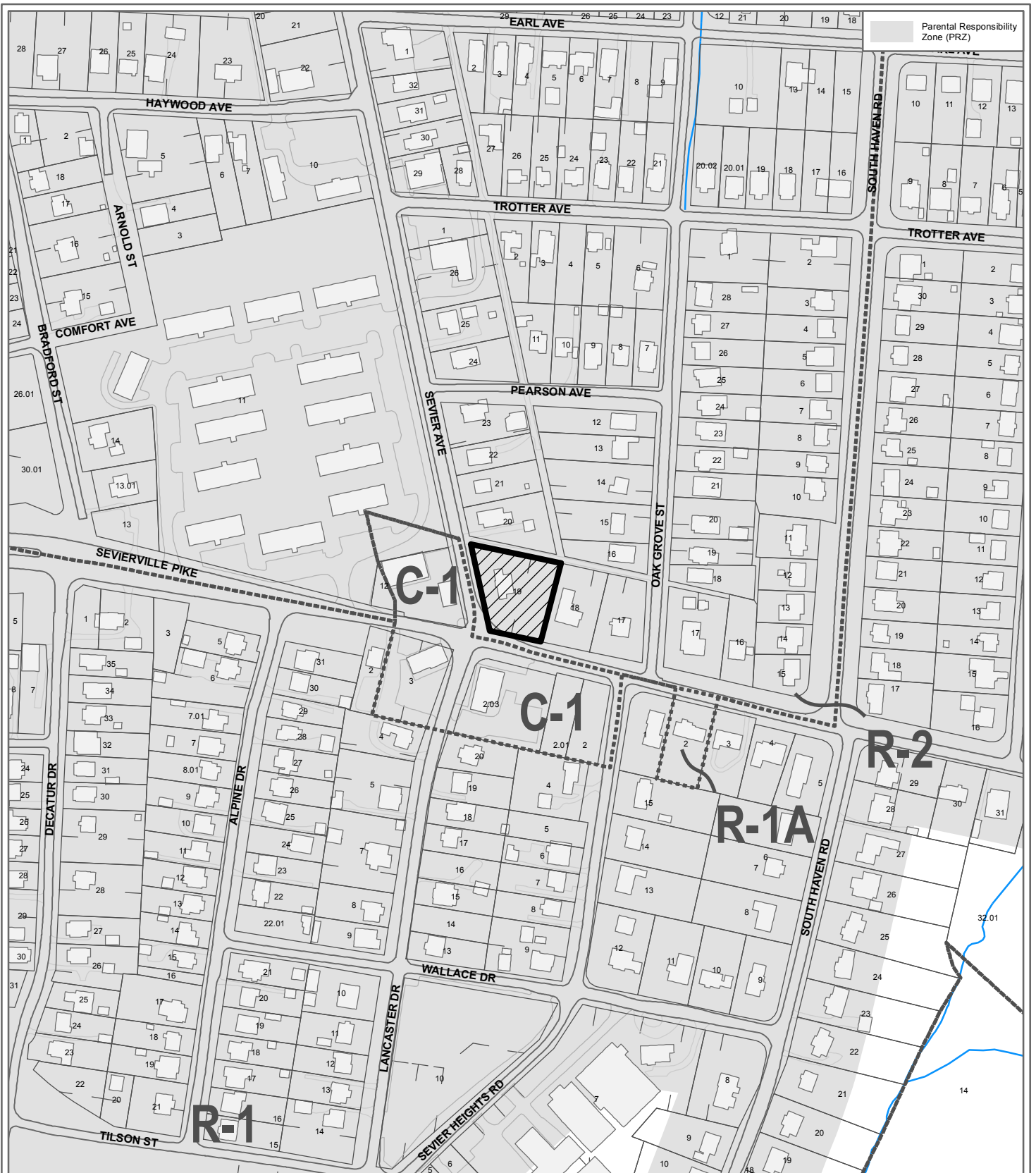
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/11/2016 and 10/25/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**9-A-16-RZ
REZONING**

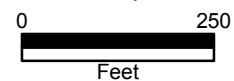
From: R-2 (General Residential)
To: C-1 (Neighborhood Commercial)



Petitioner: Hann, Brian

Map No: 109

Jurisdiction: City



Original Print Date: 8/12/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING

PLAN AMENDMENT

Name of Applicant: Brian Hann

Date Filed: 7-7-16 Meeting Date: September 8, 2016

Application Accepted by: Thomas Brechler

Fee Amount: \$1000.00 File Number: Rezoning 9-A-16-R

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 3700 Sevierville Pike
 General Location: Corner of Sevierville Pike and Landcaster/Sevier Ave
 Parcel ID Number(s): 109 FM 019
 Tract Size: 0.5 acres
 Existing Land Use: Residence
 Planning Sector: South City
 Growth Policy Plan: Urban
 Census Tract: 22
 Traffic Zone: 28
 Jurisdiction: City Council 1 District
 County Commission _____ District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
 Name: Brian Hann
 Company: Gatehouse Properties
 Address: 654 Helix Lane (Helix Ln)
 City: Knox State: TN Zip: 37920
 Telephone: 865-382-6061
 Fax:
 E-mail: brian@denkirstproperties.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: _____
 Company: Same ↑
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]
 PLEASE PRINT
 Name: Brian Hann
 Company: Gatehouse Properties
 Address: 654 Helix Lane
 City: Knox State: TN Zip: 37920
 Telephone: 865-382-6061
 E-mail: brian@denkirstproperties.com

Requested Change

REZONING

FROM: R-2
 TO: C-1

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____
 TO: _____

PROPOSED USE OF PROPERTY

Uses allowed by C-2 District

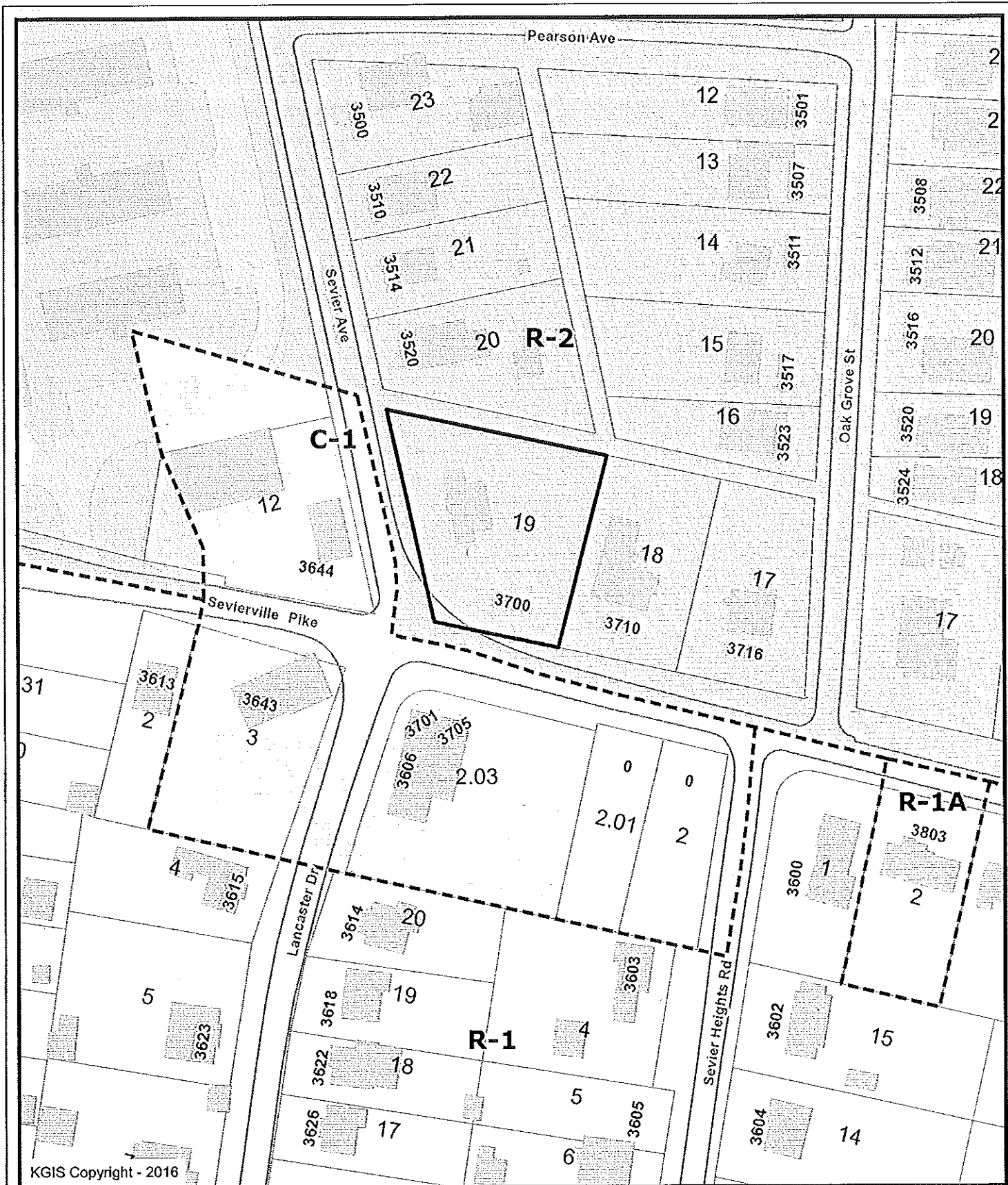
Density Proposed _____ Units/Acre
 Previous Rezoning Requests: _____

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Brian Harr	694 Helix Lane	Knox	TN	37920	✓	
Jason Stephens	3608 Hillvale	Knox	TN	37919	✓	
Diane Reynolds	3608 Hillvale	Knox	TN	37919	✓	

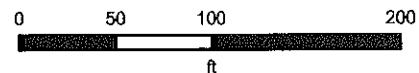


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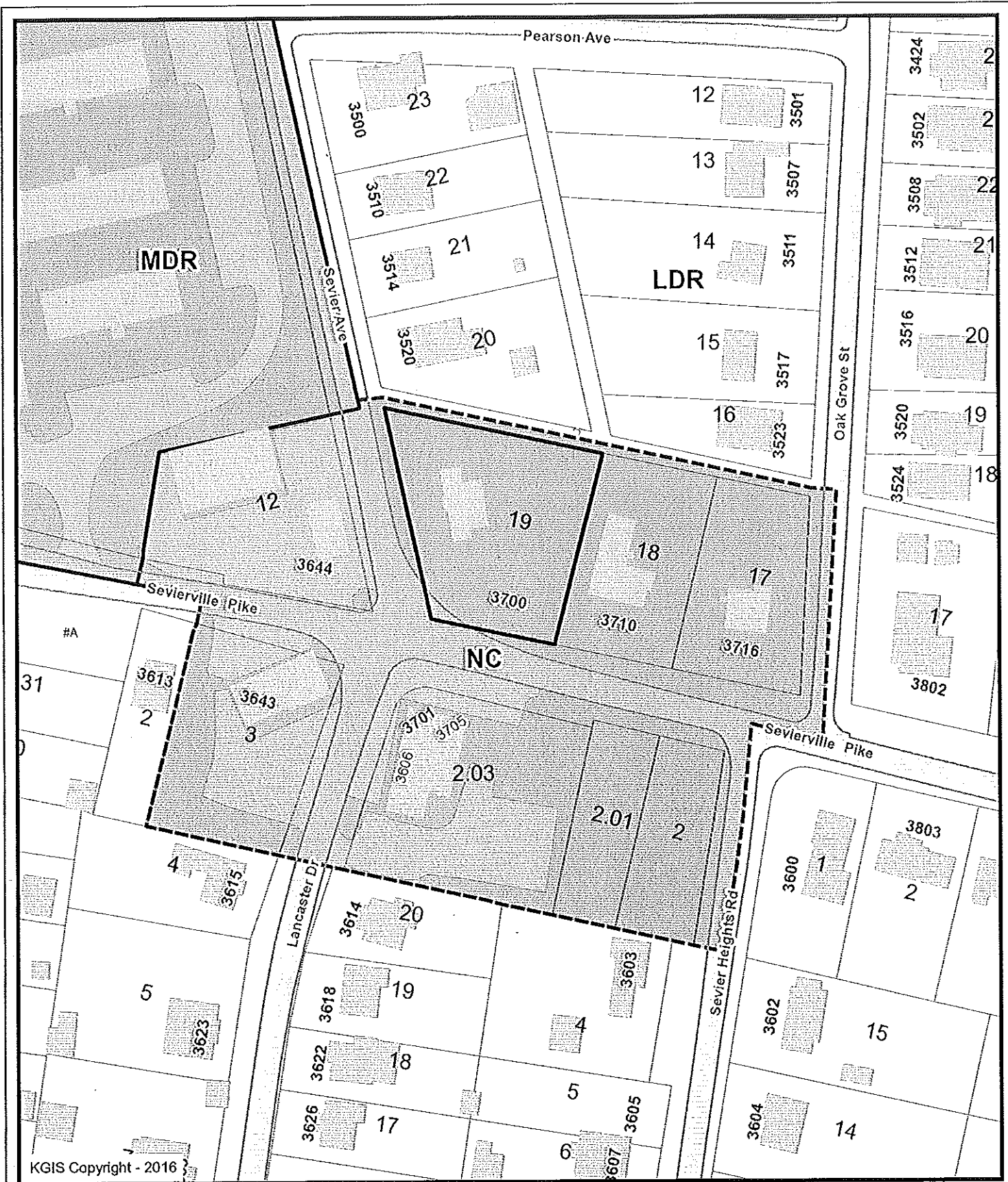
Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



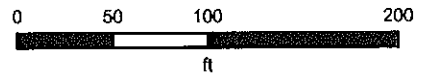
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Letter Portrait *Sector + One Year Plan*

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