

▶ **FILE #:** 1-N-17-RZ

**AGENDA ITEM #:** 53

**AGENDA DATE:** 1/12/2017

▶ **APPLICANT:** PETER HALL

OWNER(S): Stephen Hall

TAX ID NUMBER: 107 K F 002

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 3822 Sutherland Ave

▶ **LOCATION:** Southeast side Sutherland Ave., northeast of N. Forest Park Blvd.

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Sutherland Ave., a minor arterial street with two lanes, a center turning lane and 40' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** R-3 (High Density Residential)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Gift shop / business office

EXTENSION OF ZONE: Yes, extension of C-1 zoning from the east

HISTORY OF ZONING: Property was rezoned from C-1 to R-3 in 2011 (10-G-11-RZ).

SURROUNDING LAND USE AND ZONING: North: Sutherland Ave., apartments / R-2 (General Residential)

South: Parking for apartments / R-3 (High Density Residential)

East: House / C-1 (Neighborhood Commercial)

West: Apartments / R-3 (High Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of uses, under C-1, R-2, R-3 and O-1 zoning.

**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 a logical extension of C-1 zoning from the east. The subject property was zoned C-1 prior to a rezoning approval in 2011.

**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 east
3. The proposal is consistent with the One Year and sector plan proposals for the site.
4. The property was previously zoned C-1 prior to 2011.

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 already located to the east along this section of Sutherland Ave.
3. This area is already developed with neighborhood commercial uses to the east, 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.

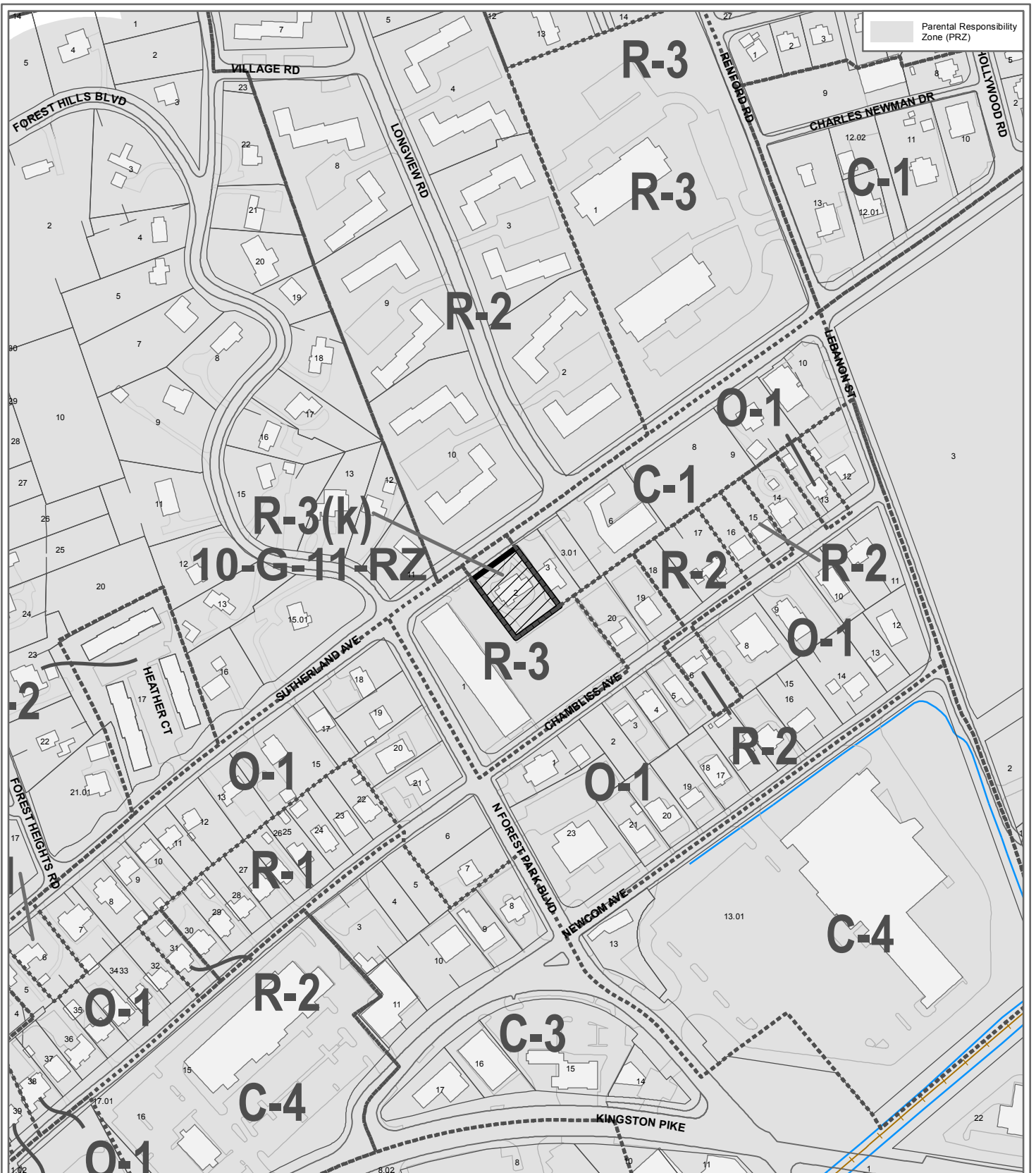
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the West City Sector Plan and the City of Knoxville One Year Plan propose mixed 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 2/14/2017 and 2/28/2017. 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.



**1-N-17-RZ  
REZONING**

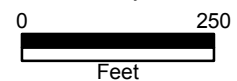
From: R-3 (High Density Residential)  
To: C-1 (Neighborhood Commercial)



Petitioner: Hall, Peter

Map No: 107

Jurisdiction: City



Original Print Date: 12/21/2016      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**REZONING**

**PLAN AMENDMENT**

Name of Applicant: Peter Hall

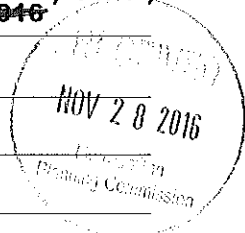
Date Filed: 11.16.2016

Meeting Date: January 12, 2017  
~~November 28, 2016~~

Application Accepted by: Thomas Breckho

Fee Amount: 1000.00 File Number: Rezoning 1-N-17-RZ

Fee Amount: — File Number: Plan Amendment —



**PROPERTY INFORMATION**

Address: 3822 Sutherland Ave.

General Location: Bearden near the intersection of N. Forest Park and Sutherland ave.  
SE side of Sutherland Ave, west of Longview Rd

Parcel ID Number(s): 107KF002 Longview Rd

Tract Size: Approx .3 acres

Existing Land Use: R-3

Planning Sector: West City

Growth Policy Plan: Urban

Census Tract: 37

Traffic Zone: 110

Jurisdiction:  City Council 2 District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER**  **OPTION HOLDER**

PLEASE PRINT

Name: Stephen Hall

Company: \_\_\_\_\_

Address: 6804 Crystal View Way

City: Knoxville State: TN Zip: 37919

Telephone: 865-599-0145

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Requested Change**

**REZONING**

FROM: R-3 (k)

TO: C-1

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Peter Hall

Company: Dominion Development Group

Address: 5107 Homberg Drive

City: Knoxville State: TN Zip: 37919

Telephone: 865-207-1480

Fax: 865-381-0601

E-mail: peterh@dominiondg.com

**PLAN AMENDMENT**

One Year Plan  \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**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: Peter Hall

Company: \_\_\_\_\_

Address: 5107 Homberg Drive

City: Knoxville State: TN Zip: 37919

Telephone: 865-207-1480

E-mail: peterh@dominiondg.com

**PROPOSED USE OF PROPERTY**

Gift shop / business office

Density Proposed \_\_\_\_\_ Units/Acre

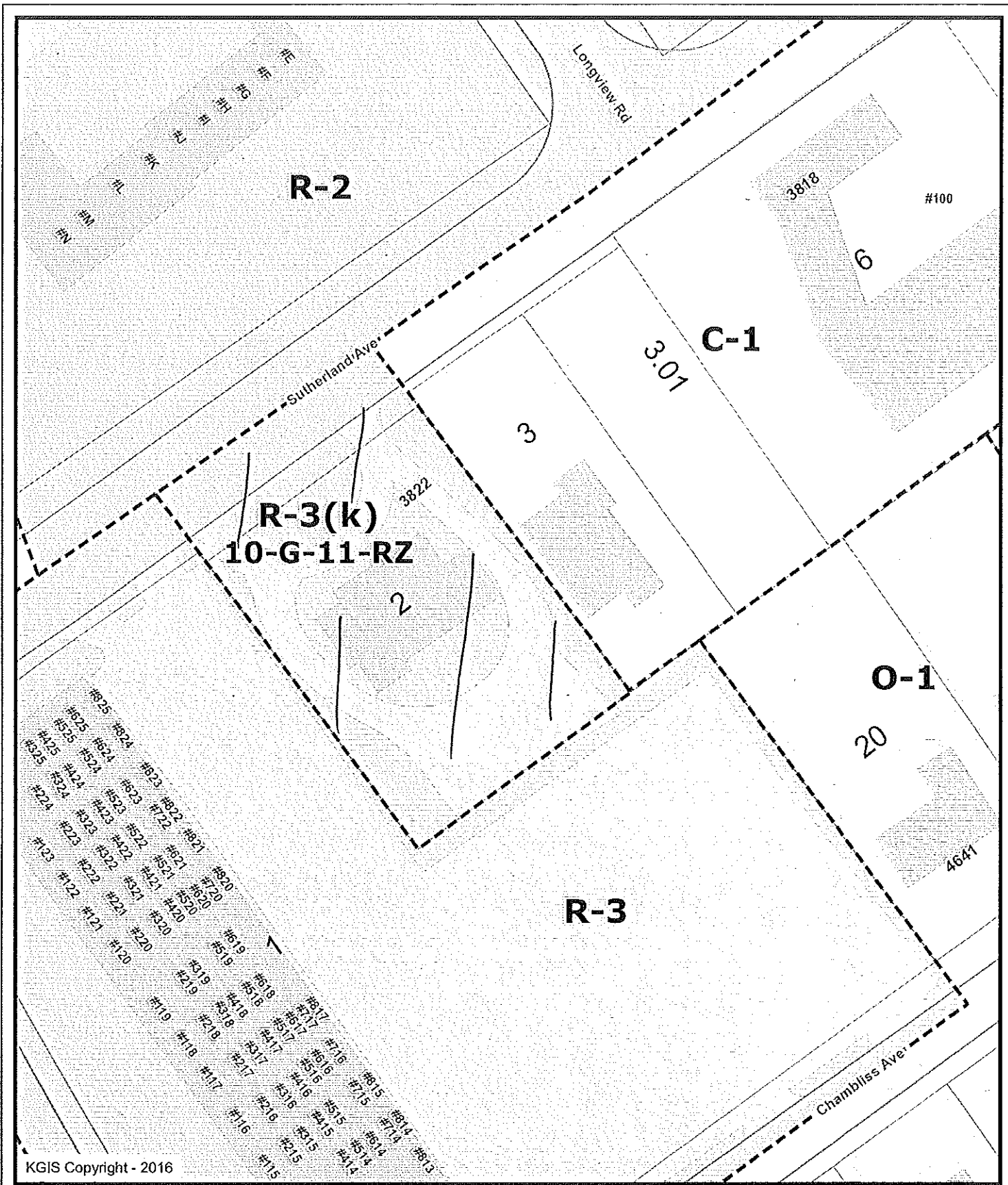
Previous Rezoning Requests: \_\_\_\_\_

**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
Same as owner	on front					

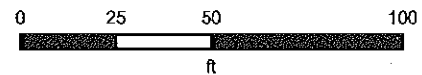


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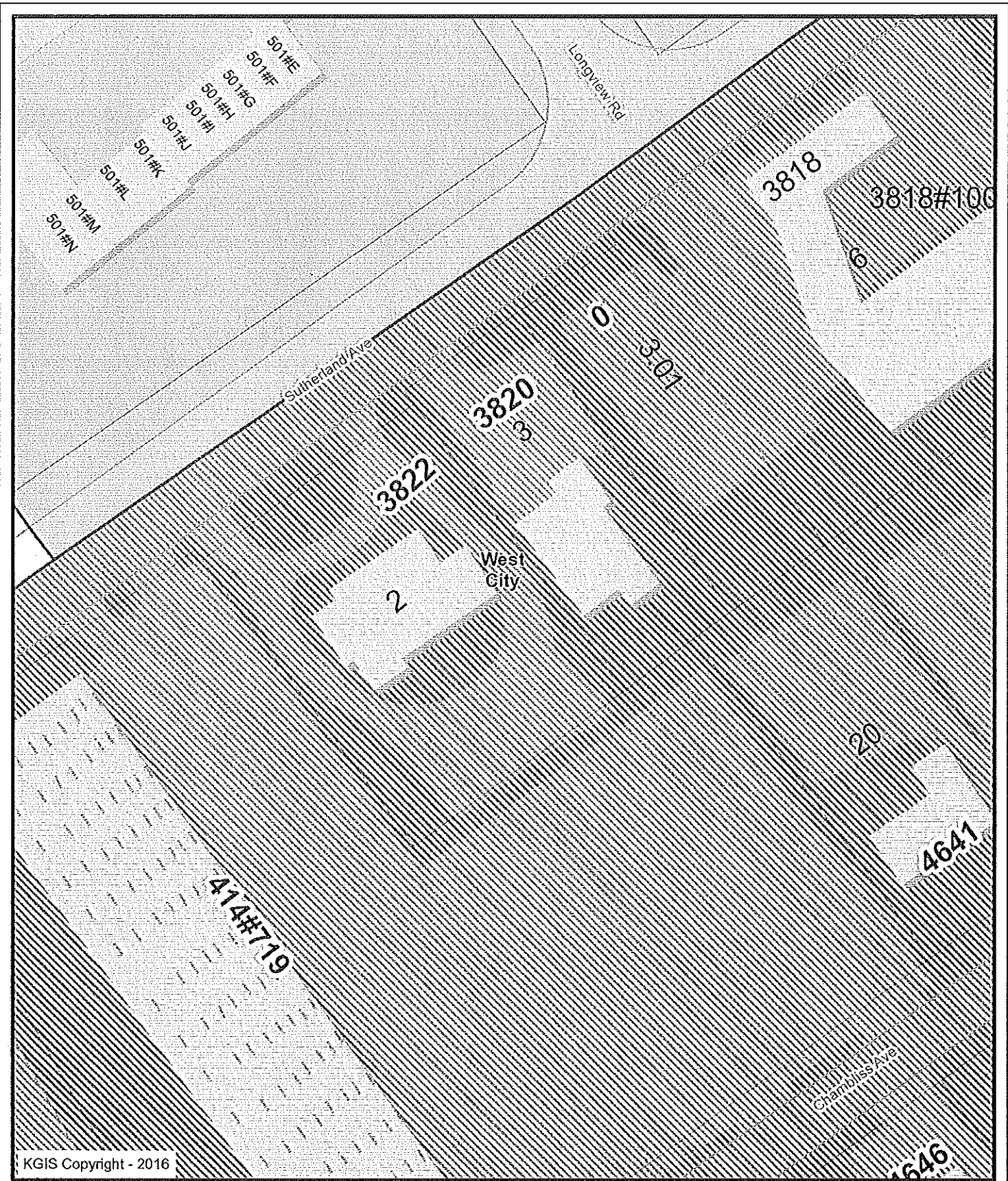
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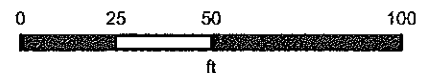


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