



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-B-19-RZ **AGENDA ITEM #:** 9
 10-B-19-PA **AGENDA DATE:** 11/14/2019

POSTPONEMENT(S): 10/10/2019

▶ **APPLICANT:** JENNIFER REYNOLDS / BAXTER PROPERTIES

OWNER(S): Jennifer Reynolds / Baxter Properties

TAX ID NUMBER: 58 M B 022 AND 58 M B 02201 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 220 Adair Drive and 0 Sanders Drive

▶ **LOCATION:** **At the intersection of Adair Drive and Sanders Drive, west of Tazewell Pike**

▶ **TRACT INFORMATION:** **0.52 acres.**

SECTOR PLAN: North City

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

ACCESSIBILITY: Sanders Drive is a major collector with a pavement width of 20 feet and a right-of-way width that varies from 40 to 47 feet. Adair Drive is a major collector with a pavement width of 18 feet and a right-of-way width of 36.75 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) / R-1 (Low Density Residential) and R-2 (General Residential)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **GC (General Commercial) for 220 Adair Drive only / C-3 (General Commercial)**

▶ **EXISTING LAND USE:** **O (Office) & SFR (Single Family Residential) All structures have been demolished, so the parcels are now vacant**

▶ **PROPOSED USE:** **Beer Garden; Commercial use of similar character to commercial node at the corner of Sanders Drive, Tazewell Pike, and Jacksboro Pike**

DENSITY PROPOSED: n/a

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, GC is adjacent to the east

HISTORY OF ZONING REQUESTS: None noted for these properties

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Office, Multifamily Residential, and Single-Family Residential - O (Office) and LDR (Low Density Residential)

South: Single Family Residential - LDR (Low Density Residential) and GC (General Commercial)

East: Commercial and Office - GC (General Commercial)

West: Single-Family Residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is at the entrance to a single-family residential neighborhood with lots varying in size from 0.1 to 0.7 acres. The neighborhood is surrounded by commercial properties in two directions as N. Broadway Avenue lies less than a quarter mile to the west, and there is a commercial node to the east at the intersection of Sanders Drive, Tazewell Pike, and Jacksboro Pike that runs north to south.

STAFF RECOMMENDATION:

▶ **Postpone the One-Year Plan amendment request for 60 days until the January 9, 2020 Planning Commission meeting.**

Staff recommends postponement of this item for 60 days until the January 9, 2020 Planning Commission meeting, with which the applicant is in agreement. Staff sent an email to the applicant on 10/28/2019 and the applicant replied on 11/4/2019.

▶ **Postpone the rezoning request for 60 days until the January 9, 2020 Planning Commission meeting.**

Staff recommends postponement of this item for 60 days until the January 9, 2020 Planning Commission meeting, with which the applicant is in agreement. Staff sent an email to the applicant on 10/28/2019 and the applicant replied on 11/4/2019.

COMMENTS:

1. The postponement will align the One Year Plan amendment with other One Year Plan amendment requests, which are only heard quarterly per the City's Charter.
2. The applicant had originally asked for a 30-day postponement in order to work with neighborhood residents on the proposed development. That process is still ongoing, so the 60-day postponement will still serve that purpose even though it is being requested by staff.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/17/2019 and 1/14/2020. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.