



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-B-19-RZ **AGENDA ITEM #:** 8
 10-B-19-PA **AGENDA DATE:** 2/13/2020

POSTPONEMENT(S): 1/9/2020

▶ **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. (Parcel 58 M B 022 is 0.24 acres and parcel 58 M B 02201 is 0.28 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) [RN-1 AND RN-2 (both are Single-Family Residential Districts), effective 1/1/20]

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) for 220 Adair Drive only / C-3 (General Commercial) [C-G-2 is the most comparable zone in the new zoning ordinance, effective 1/1/20]

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

▶ **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, North: Office, Multifamily Residential, and Single-Family Residential - O (Office) and LDR (Low Density Residential) - R-1(Low Density Residential District) and C-1 (Neighborhood Commercial District)

ZONING South: Single Family Residential - LDR (Low Density Residential) and GC (General Commercial) - R-1(Low Density Residential District)
East: Commercial and Office - GC (General Commercial) - C-3 (General Commercial District)
West: Single-Family Residential - LDR (Low Density Residential) - R-1(Low Density Residential District)

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. This is a stable neighborhood 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 request for the One Year Plan amendment until the March 12, 2020 Planning Commission meeting per the applicant's request.**

Staff received an email from the applicant on February 7, 2020 requesting postponement of this item.

- ▶ **Postpone the rezoning request until the March 12, 2020 Planning Commission meeting per the applicant's request.**

Staff received an email from the applicant on February 7, 2020 requesting postponement of this item.

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/10/2020 and 3/24/2020. 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.