

REZONING REPORT

▶ FILE #:	10-B-19-RZ (REVISED)	AGENDA ITEM #:	6
POSTPONEMENT(S):	5/14/2020	AGENDA DATE:	6/11/2020
▶ APPLICANT:	JENNIFER REYNOLDS / BAXTER PROPERTIES		
OWNER(S):	Jennifer Reynolds / Baxter Properties		
<hr/>			
TAX ID NUMBER:	58 M B 02201	<u>View map on KGIS</u>	
JURISDICTION:	City Council District 4		
STREET ADDRESS:	0 Sanders Drive		
▶ LOCATION:	At the intersection of Adair Drive and Sanders Drive, west of Tazewell Pike		
▶ APPX. SIZE OF TRACT:	0.28 acres		
SECTOR PLAN:	North City		
GROWTH POLICY PLAN:	Within 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.		
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board		
WATERSHED:	First Creek		
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▶ PRESENT ZONING:	RN-4 (General Residential Neighborhood)		
▶ ZONING REQUESTED:	C-G-2 (General Commercial)		
▶ EXISTING LAND USE:	Vacant property		
▶ DENSITY PROPOSED:	N/A		
EXTENSION OF ZONE:	Yes, C-G is adjacent to the east		
HISTORY OF ZONING:	A request to rezone 0 Sanders Drive from to R-2 (General Residential District) to O-1 (Office, Medical, and Related Services) was denied in 1996		
SURROUNDING LAND USE AND ZONING:	North: Office and single family residential - RN-1(Single Family Residential Neighborhood) and C-N (Neighborhood Commercial District) South: Single family residential - RN-1 (Single Family Residential Neighborhood District) East: Commercial - C-G-2 (General Commercial District) West: Single family residential - RN-1 (Single Famil Residential Neighborhood 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:

- **Deny C-G zoning because it allows commercial uses too intense to be located at an interior intersection at the entry of a stable, single-family neighborhood and would be incompatible with the adjacent single family residential zoning.**

The applicant has revised their rezoning request to include only parcel 058 M 02201 (0 Sanders Drive), and to request the property be rezoned to C-G-2 instead of the previous requests of C-3 or C-N. The original request included 220 Adair Drive, which is no longer part of the rezoning request. The associated plan amendment cases were withdrawn at the May 14, 2020 Planning Commission meeting.

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. There are no changes in conditions that would warrant a rezoning.

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

1. The C-G General Commercial Zoning District is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The C- G District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. There are several uses in the C-G zone that would not be compatible with the historic neighborhood adjacent to this property.
3. Design Standards for C-G-2 apply to new construction. Commercial development on this property would be required to meet these standards (Table 5.2 in the new zoning code) if the rezoning request is approved, in addition to the Parking Standards (Section 11), the Landscaping Standards (Section 12), and the Lighting Standards (contained within Section 10) of the new zoning ordinance.

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 C-G zone allows some commercial uses that are too intense to be located at the entry to a stable, small-lot, single-family residential neighborhood.
2. The rezoning would allow an intense commercial zone to encroach into the residential neighborhood should it be approved, as the property across the street is a detached, single-family home and marks the beginning of residential development.

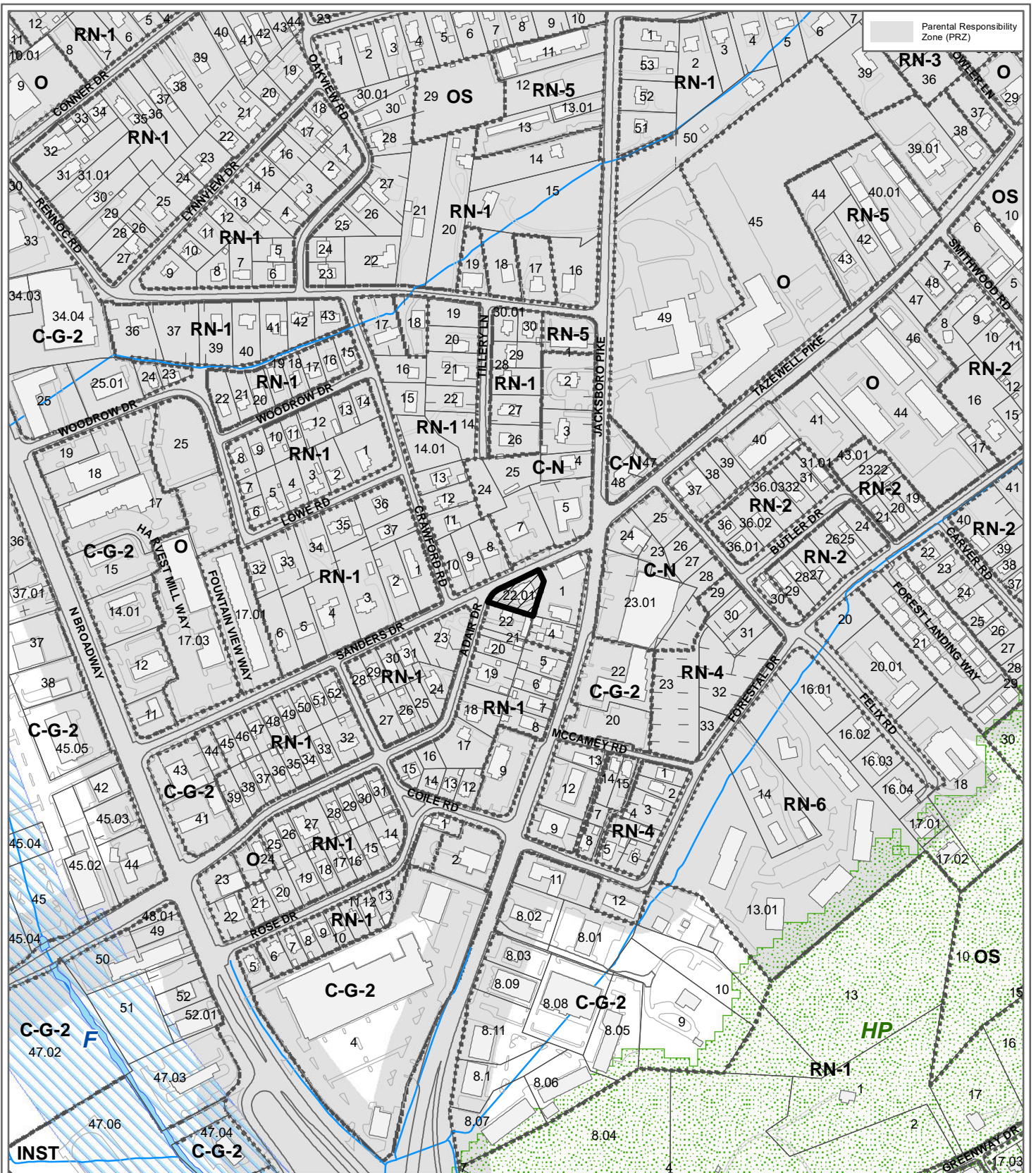
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. C-G zoning is consistent with the current North City Sector Plan's General Commercial land use designation. However, the North City Sector Plan is one of the oldest sector plans and as such, is outdated. It is one of the first sector plans that will be updated in the coming months.
2. The GC designation on this parcel allows zoning and uses that would be incompatible with the small-lot, single family residential neighborhood beyond this property. This property is at the corner leading into the development. A less intense zone (Office, Neighborhood Commercial) could form more of a transition from the C-G zone adjacent on the right to the RN-1 zone across the street and adjacent to the south.
3. This property is in the School Parental Responsibility Zone for Gresham Middle and Central High Schools. Sidewalks are required to be installed with any new development.
4. This parcel is located in Flood Zone X, but is not in a floodplain or floodway.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/14/2020 and 7/28/2020. 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.



10-B-19-RZ REVISED REZONING

From: RN-4 (General Residential Neighborhood)

To: C-G-2 (General Commercial)

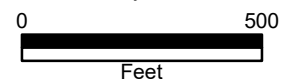


Original Print Date: 5/6/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Reynolds / Baxter Properties,
Jennifer

Map No: 58

Jurisdiction: City



10-B-19-RZ / 10-B-19-PA
EXHIBIT A. Contextual Images



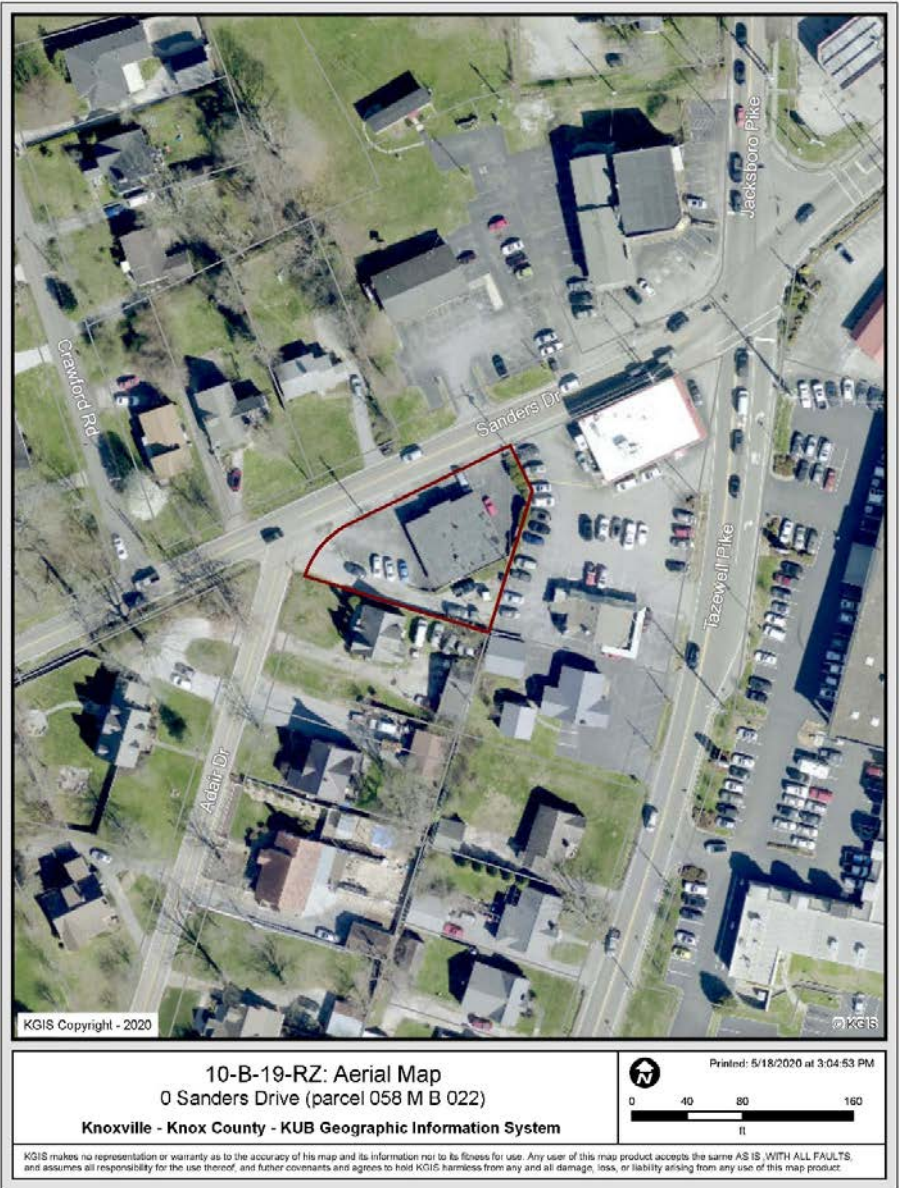
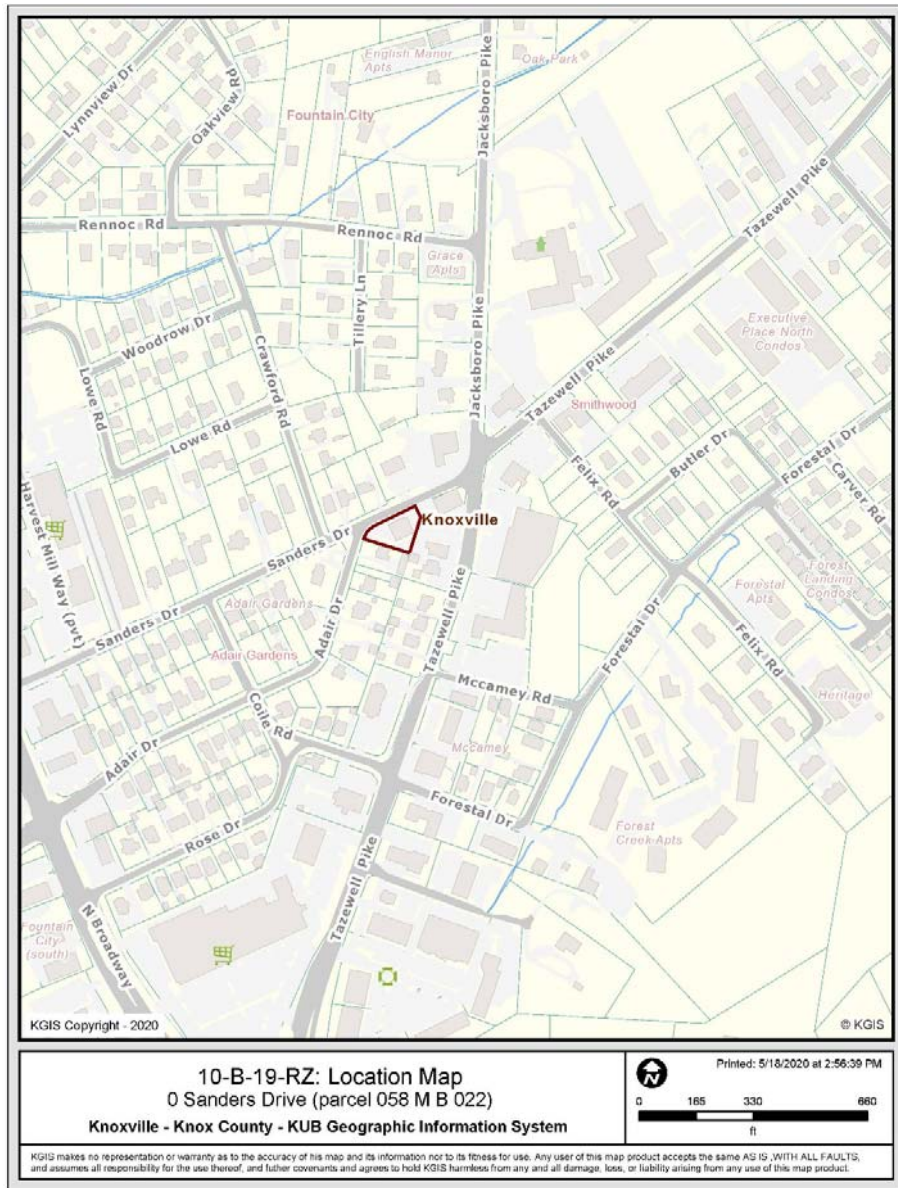
Google Street View of 0 Sanders Drive street frontage



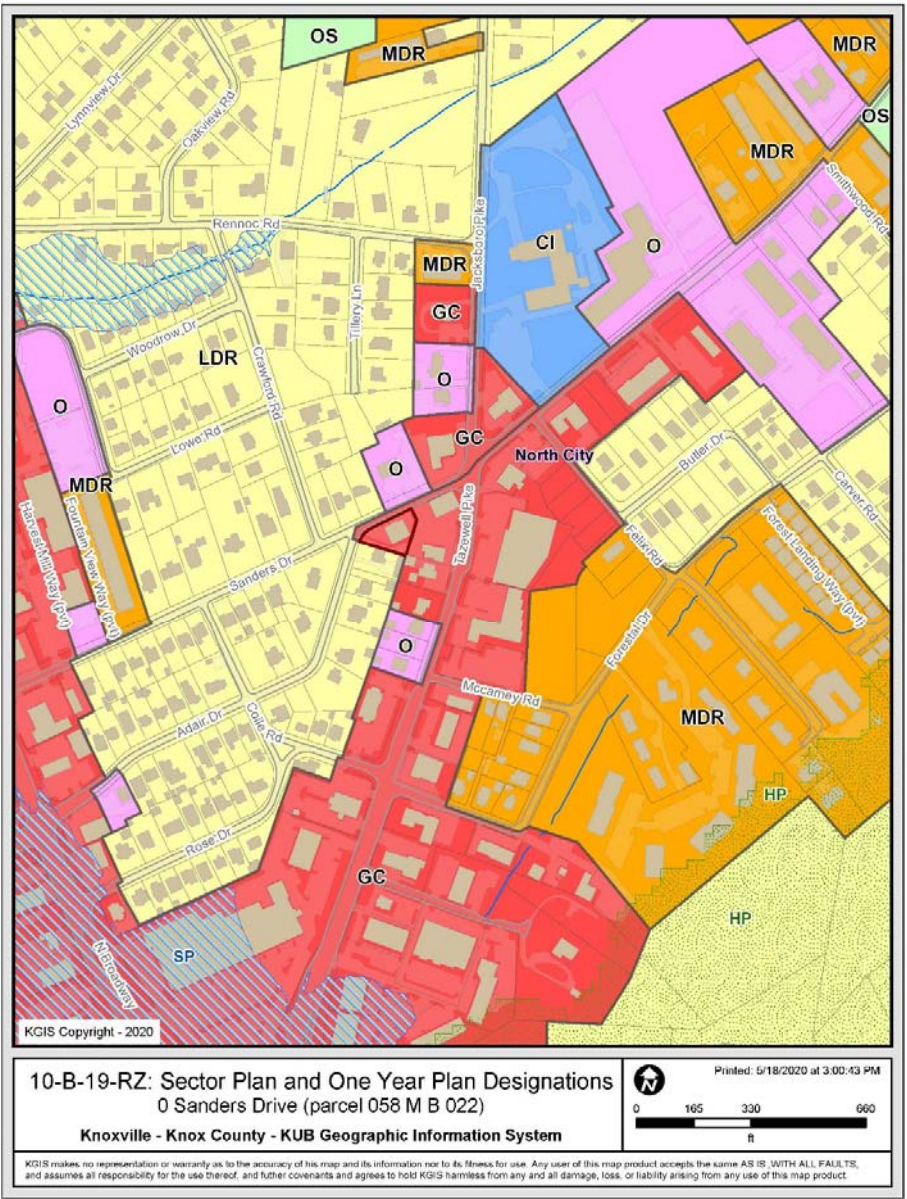
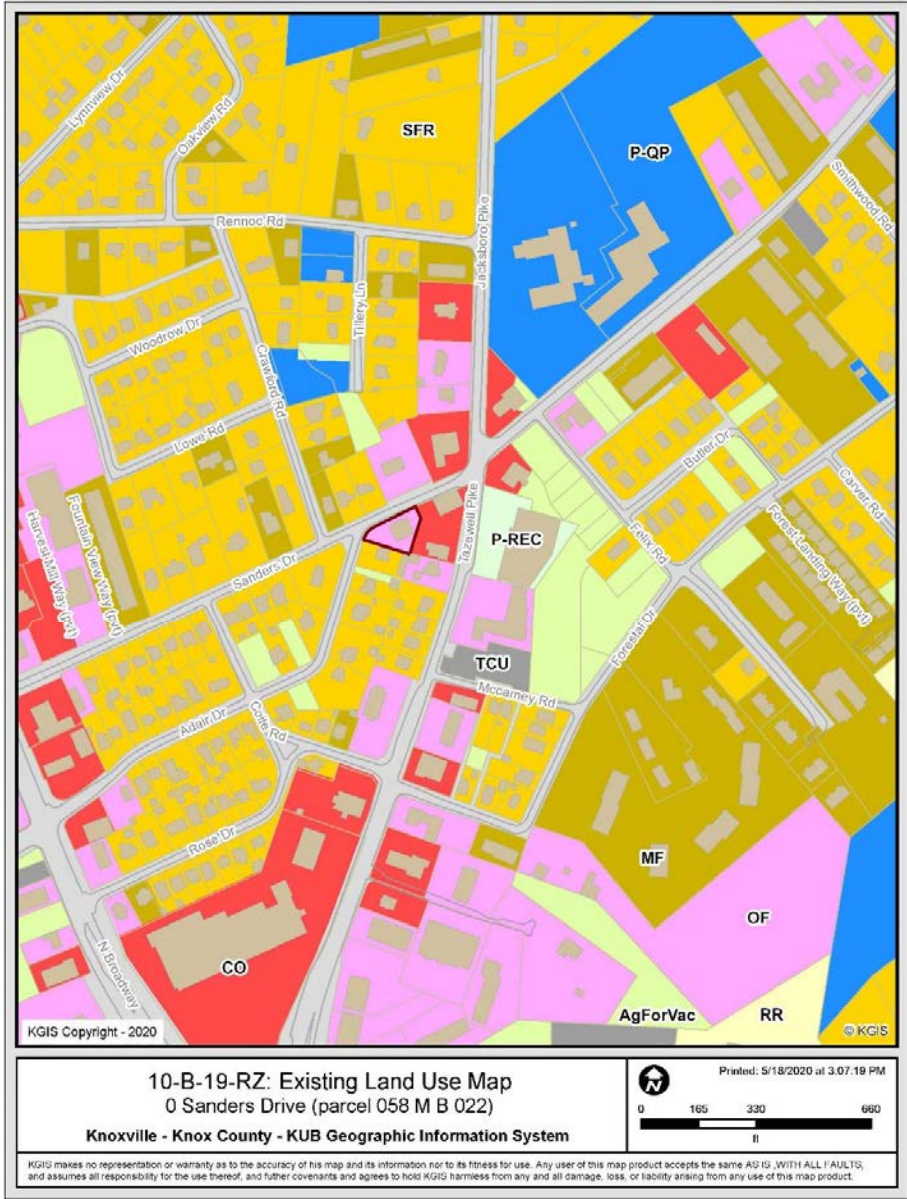
Google Street View of 0 Sanders Drive



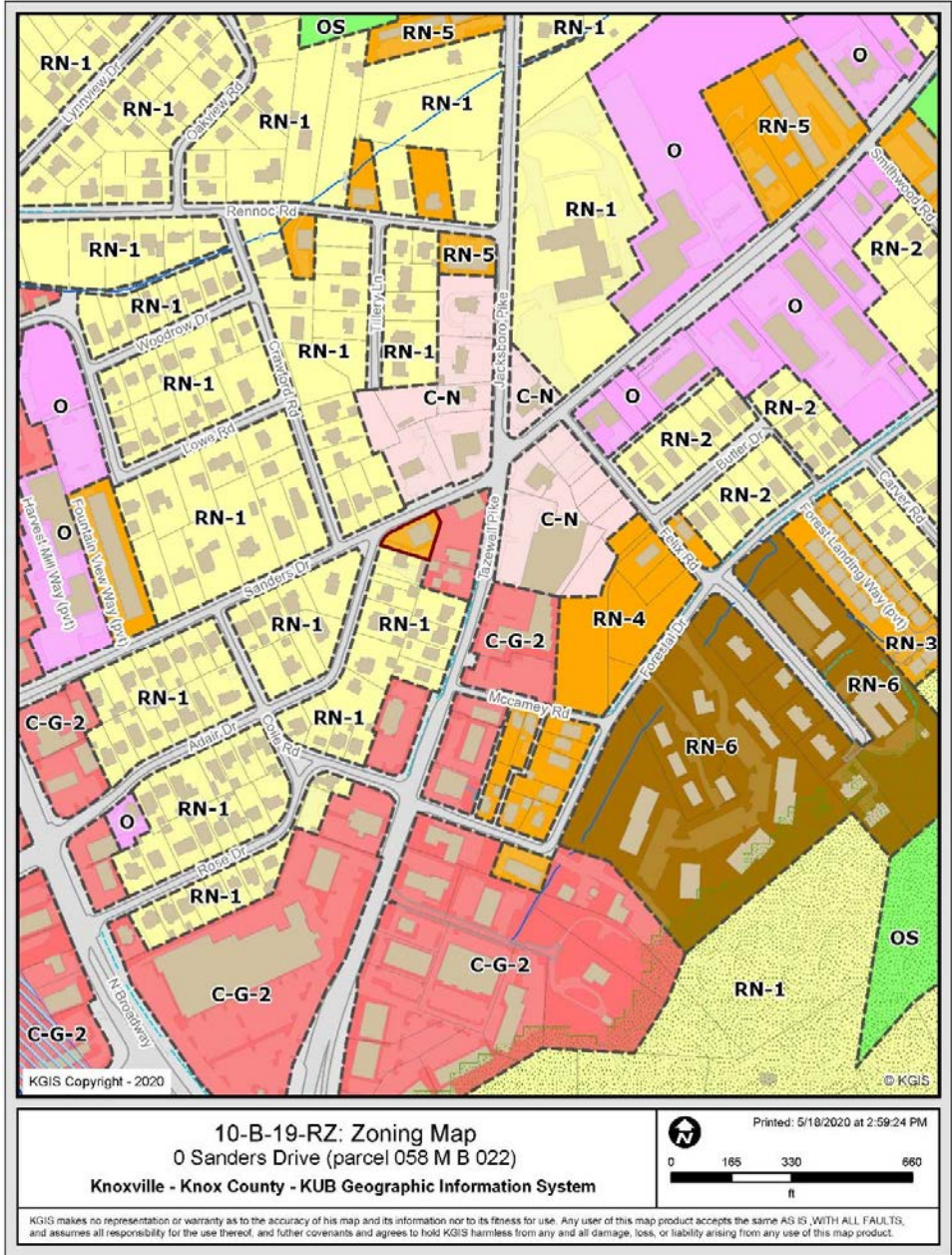
10-B-19-RZ / 10-B-19-PA
EXHIBIT A. Contextual Images



10-B-19-RZ / 10-B-19-PA
EXHIBIT A. Contextual Images



10-B-19-RZ / 10-B-19-PA
EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

RECEIVED

JUL 25 2019

Knoxville-Knox County
Planning

Jennifer Reynolds- Baxter Properties

Applicant

07/24/2019

Date Filed

09/12/2019

Meeting Date (if applicable)

10-B-19-RZ / 10-B-19-TA

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☒ Architect/Landscape Architect

Brian Ewers

Dollar & Ewers Architecture

Name

Company

111 E. Jackson Ave Suite 101

Knoxville

TN

37915

Address

City

State

Zip

865 546 9374

bewers@dollar-ewers.com

Phone

Email

CURRENT PROPERTY INFO

Baxter Properties

3901 Sam Cooper Lane

(615) 653-0616

Owner Name (if different)

Owner Address

Owner Phone

(1) 0 Sanders Drive & ~~(2) 220 Adair Drive~~

(1) 058MB021 & ~~(2) 058MB022~~

Property Address

Parcel ID

Fountain City - Corner of Sanders Dr. & Adair Dr.

(1) 0.3 & (2) 0.25

General Location

Tract Size

City Council District 4- Lauren Rider

~~(1) R-2 (2) R-4~~ ~~RN-1~~ ~~RN-1~~

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

North City

(1) GC ~~(2) LDR~~

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Unused Land

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

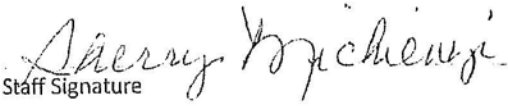

Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____		Unit / Phase Number _____
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____		
ZONING	<input type="checkbox"/> Other (specify): _____		
	<input type="checkbox"/> Attachments / Additional Requirements _____		
	<input checked="" type="checkbox"/> Zoning Change: C-6-2 BCM C-6-2 BCM Proposed Zoning _____		
	<input checked="" type="checkbox"/> Plan Amendment Change: BCM BCM BCM Proposed Plan Designation(s) _____		
<input type="checkbox"/> Proposed Property Use (specify) _____		Proposed Density (units/acre) _____	Previous Rezoning Requests 10-J-96-R.Z. 10-G-96-PA
<input type="checkbox"/> Other (specify): _____			

STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Administrative <input type="checkbox"/> Meeting	1000.00	
	ATTACHMENTS	FEE 2:	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	600.00	
	ADDITIONAL REQUIREMENTS	FEE 3:	
<input type="checkbox"/> Design Plan Certification (Final Plat only)			
<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)			
<input type="checkbox"/> Traffic Impact Study		1600.00	

AUTHORIZATION

 Staff Signature	SHERRY MICHIEZI Please Print	7/25/19 Date
 Applicant Signature	Jennifer Reynolds Please Print	7/24/19 Date