



PLAN AMENDMENT REPORT

► **FILE #:** 4-F-24-SP

AGENDA ITEM #: 44

AGENDA DATE: 4/11/2024

► **APPLICANT:** JOHN LYNCH SANDERS, FAIA
OWNER(S): Sameera LLC Sheazad Jiwani

TAX ID NUMBER: 94 M B 001 (PART OF)

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 1221 LAUREL AVE

► **LOCATION:** Southeast side of Bridge Ave, northeast side of Thirteenth St

► **APPX. SIZE OF TRACT:** 2,520.72 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Bridge Avenue, a local street with a 30-ft pavement width within a 38-ft right-of-way. Access is also via Thirteenth Street, a local street with a 31-ft pavement width within a 42-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential) / RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay)

► **PROPOSED PLAN DESIGNATION:** NC (Neighborhood Commercial)

► **EXISTING LAND USE:** Multi-Family Residential

EXTENSION OF PLAN DESIGNATION: Yes, this is a minor extension of the plan designation.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Commercial, multi-family residential- NC (Neighborhood Commercial)

South: Multi-family residential - MDR (Medium Density Residential)

East: Multi-family residential - MDR (Medium Density Residential)

West: Multi-family residential - MDR (Medium Density Residential)

NEIGHBORHOOD CONTEXT This is an intensive multi-unit residential area, serving as a hub of student housing for the University of Tennessee. There is a small convenience store located across the street from the subject property at the corner of Bridge Avenue and Thirteenth Street.

STAFF RECOMMENDATION:

► **Approve the sector plan amendment to the NC (Neighborhood Commercial) land use classification**

because it is compatible with surrounding development.

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE.

1. Since the Central City Sector Plan was adopted in 2014, there have been significant capital improvements in the Fort Sanders neighborhood where the subject property is located. In particular, the Cumberland Avenue Corridor Project was completed in 2017 in response to a recommended "road diet" in the Cumberland Avenue Corridor Plan, adopted in 2007. Improvements to this main thoroughfare included installing new underground utilities, narrowing Cumberland Avenue from four lanes to three (one of which is a median/turn lane), widening sidewalks, installing street trees and other landscaping, adding street furniture, providing accommodations for transit and transit users, and adding new crosswalks. This pedestrian-oriented transformation of Cumberland Avenue significantly changed the character of the neighborhood and made it safer and more walkable for residents.
2. The requested sector plan amendment from the MDR (Medium Density Residential) to the NC (Neighborhood Commercial) land use classification is consistent with increased pedestrian activity and improved utility infrastructure in the neighborhood. The NC land use enables consideration of small-scale service-oriented commercial amenities in a location where they can be easily accessed by an increasing population of surrounding residents.
3. The Fort Sanders community has been one of the fastest growing areas in Knoxville for years. This can be attributed in part to the Cumberland Avenue Form-Based Code adopted in 2013, as well as specific areas of more intensive residential zoning adopted with the current zoning code in 2020. The ongoing increase in the residential population and subsequent increase in commercial service demand warrants consideration of this plan amendment to better integrate neighborhood commercial services and mixed-use development in this populous, walkable neighborhood.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The existing MDR (Medium Density Residential) land use classification in this area of Fort Sanders is inconsistent with the predominant zoning districts of RN-5 (General Residential Neighborhood) and RN-6 (Multi-Family Residential Neighborhood). MDR does not currently permit these more intensive residential districts.
2. The requested NC land use classification would be paired with a rezoning to C-N (Neighborhood Commercial), bringing zoning and land use into alignment on the subject property.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no changes in government policy specific to this land use amendment request.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN.

1. The Central City Sector Plan describes how this sector comprised approximately 60% of new multi-family construction permits at the time of the plan's adoption in 2014. It goes on to highlight Fort Sanders as one of the areas where the majority of multi-dwelling buildings are being located in this sector. The Fort Sanders neighborhood is one of the most densely populated areas of this City, and the sector plan explains how it is an ideal location for residents due to its proximity to downtown, two regional hospitals and the flagship UT campus.
2. Since the sector plan was adopted, residential development has continued apace in the Fort Sanders community. Despite this dense and increasing population, neighborhood-scale commercial services targeted to residents have remained limited. Most commercial development has been more intensive and concentrated along the Cumberland Ave corridor west of the UT campus.
3. Integrated commercial amenities in the residential areas here are so precious that the 2000 Fort Sanders Neighborhood Plan, which is incorporated into the Central City Sector Plan, states, "Small 'mom & pop' groceries (e.g. '13th Street' and IGA on 18th Street) are essential and should be continued as commercial uses within the residential districts." The historic IGA grocery store has been closed and vacant for over a decade now. The historic building, built in 1923, is now owned by the Fort Sanders Regional Medical Center and zoned INST (Institutional), making the return of market services here unlikely. Fortunately, the '13th Street' Corner

Market is still in operation, and it is directly across Bridge Avenue from the subject property.

4. Considering the neighborhood plan's explicit support for maintaining residential commercial services, and the subsequent loss of these services, Planning recommends approval of the sector plan amendment from the MDR land use classification to the NC land use classification. The subject property's location next to one of the few remaining residually integrated markets, and its position among growing multi-family and student housing developments could create a neighborhood commercial node to enhance the neighborhood experience and preserve this amenity for future Fort Sanders residents.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. 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.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-I-24-RZ
4-E-24-PA

AGENDA ITEM #: 44
AGENDA DATE: 4/11/2024

► **APPLICANT:** JOHN LYNCH SANDERS, FAIA
OWNER(S): Sameera LLC Sheazad Jiwani

TAX ID NUMBER: 94 M B 001 (PART OF) [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 1221 LAUREL AVE

► **LOCATION:** Southeast side of Bridge Ave, northeast side of Thirteenth St

► **TRACT INFORMATION:** 2,520.72 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Bridge Avenue, a local street with a 30-ft pavement width within a 38-ft right-of-way. Access is also via Thirteenth Street, a local street with a 31-ft pavement width within a 42-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / C-N (Neighborhood Commercial), NC (Neighborhood Conservation Overlay)

► **EXISTING LAND USE:** Multi-Family Residential

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, this is a minor extension of the plan designation and zoning district.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Commercial, multi-family residential - NC (Neighborhood Commercial), MDR (Medium Density Residential) - C-N (Neighborhood Commercial), RN-6 (Multi-Family Residential Neighborhood), NC (Neighborhood Conservation Overlay)

ZONING South: Multi-family residential - MDR (Medium Density Residential) - RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay)

East: Multi-family residential - MDR (Medium Density Residential) - RN-5 (General Residential Neighborhood), H (Historic Overlay)

West: Multi-family residential - MDR (Medium Density Residential) - RN-6 (Multif-Family Residential Neighborhood), NC (Neighborhood Conservation Overlay)

NEIGHBORHOOD CONTEXT: This is an intensive multi-unit residential area, primarily serving as student housing for the University of Tennessee. There is a small convenience store located across the street from the subject property at the corner of Bridge Ave and Thirteenth St.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan Amendment to the NC (Neighborhood Commercial) land use classification because it is compatible with surrounding development.**
- ▶ **Approve the C-N (Neighborhood Commercial) district because it is compatible with surrounding development and consistent with adopted plans and the intent of the zoning district. The NC (Neighborhood Conservation Overlay) district will be retained.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. The existing MDR (Medium Density Residential) land use classification in this area of the Fort Sanders neighborhood is inconsistent with the predominant zoning districts of RN-5 (General Residential Neighborhood) and RN-6 (Multi-Family Residential Neighborhood). MDR does not currently permit these more intensive residential districts.
2. The requested NC (Neighborhood Commercial) land use classification would be paired with a rezoning to the C-N (Neighborhood Commercial) district. This would eliminate a zoning and land use conflict in the One Year Plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There have been significant capital improvements in the Fort Sanders community in recent years. In particular, the Cumberland Avenue Corridor Project was completed in 2017 in response to a recommended "road diet" in the Cumberland Avenue Corridor Plan, adopted in 2007. Improvements to this main thoroughfare included installing new underground utilities, narrowing Cumberland Avenue from four lanes to three (one of which is a median/turn lane), widening sidewalks, installing street trees and other landscaping, adding street furniture, providing accommodations for transit and transit users, and adding new crosswalks. This pedestrian-oriented transformation of Cumberland Avenue significantly altered the character of the neighborhood and made it safer and more walkable for residents.
2. The requested sector plan amendment from the MDR to the NC land use classification is consistent with improved walkability and utility infrastructure in the neighborhood. The NC land use enables consideration of small-scale, service-oriented commercial amenities in a location where they can be easily accessed by a growing population of surrounding residents.
3. The Fort Sanders community has been one of the fastest growing areas in Knoxville for over a decade. This can be attributed in part to the Cumberland Avenue Form-Based Code adopted in 2013, as well as certain areas of more intensive residential zoning adopted with the current zoning code in 2020. The increase in residents and subsequent increase in commercial service demand warrants consideration of this plan amendment to better integrate neighborhood commercial services and mixed-use development in this walkable neighborhood.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy regarding consideration of the NC land use classification.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new plans or studies that pertain to the requested NC land use classification.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 Fort Sanders community has seen a rapid rise in residential development over the past 20 years. Despite this increase in population, small-scale commercial services that are integrated into the neighborhood have remained limited. Most commercial development has been more intensive and concentrated along the Cumberland Ave corridor west of the University of Tennessee campus.
2. Residential commercial amenities in the neighborhood are so precious that the 2000 Fort Sanders Neighborhood Plan specifically states, "small 'mom & pop' groceries (e.g. '13th Street' and IGA on 18th Street) are essential and should be continued as commercial uses within the residential districts." The IGA grocery store has been closed and vacant for over a decade now. The historic building, built in 1923, is now owned by the Fort Sanders Regional Medical Center and zoned INST (Institutional), making the return of a market there unlikely. Fortunately, the '13th Street' Corner Market is still in operation, and it is directly across Bridge Avenue from the subject property.
3. Considering the neighborhood plan's explicit support for maintaining residential commercial services, and the subsequent loss of these services, Planning recommends approval of the requested rezoning to the C-N (Neighborhood Commercial) district. Given the subject property's location next to one of the few remaining residentially integrated stores, and its proximity to a growing number of multi-family and student residences, a rezoning to C-N could create a neighborhood commercial node to enhance the neighborhood experience and preserve this amenity for future Fort Sanders residents.

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

1. The requested C-N zoning district is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods. Low-intensity mixed-use development is encouraged, with dwellings permitted above the ground flood.
2. The size and location of the subject property is well suited for the intent of the C-N district. It is in a residential environment next to numerous multi-family and student housing developments, and it is next to another established neighborhood commercial development. The area of the property is approximately 2,520 sq ft, making any development necessarily small-scale.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject property currently functions as an unmarked parking area for a historic 8-bedroom home built in 1899, which is utilized for student rental housing. This lot is included in the boundaries of a Neighborhood Conservation overlay zoning district, which is intended to foster new construction that is compatible with the scale and physical character of original buildings in the neighborhood through the use of design guidelines. Any proposed development will be reviewed by the Historic Zoning Commission to ensure the Fort Sanders Design Guidelines are being upheld.
2. Parking is in high demand in the Fort Sanders community. Development proposals will be required to adhere to the City's off-street parking standards and also ensure that sufficient parking is maintained for the existing multi-unit house.
3. There are no adverse impacts anticipated to occur with the proposed rezoning. The uses permitted in the C-N district are compatible with the surrounding residential and commercial environment.

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. The proposed rezoning is consistent with the General Plan's development policy 8.2 to locate neighborhood commercial so that it will enhance, rather than hinder, the stability of residential areas. C-N zoning would enable commercial or mixed-use development where it would stabilize a commercial node primarily serving surrounding residents.
2. C-N zoning at this location supports the Fort Sanders Neighborhood Plan's goal to preserve essential neighborhood commercial services.

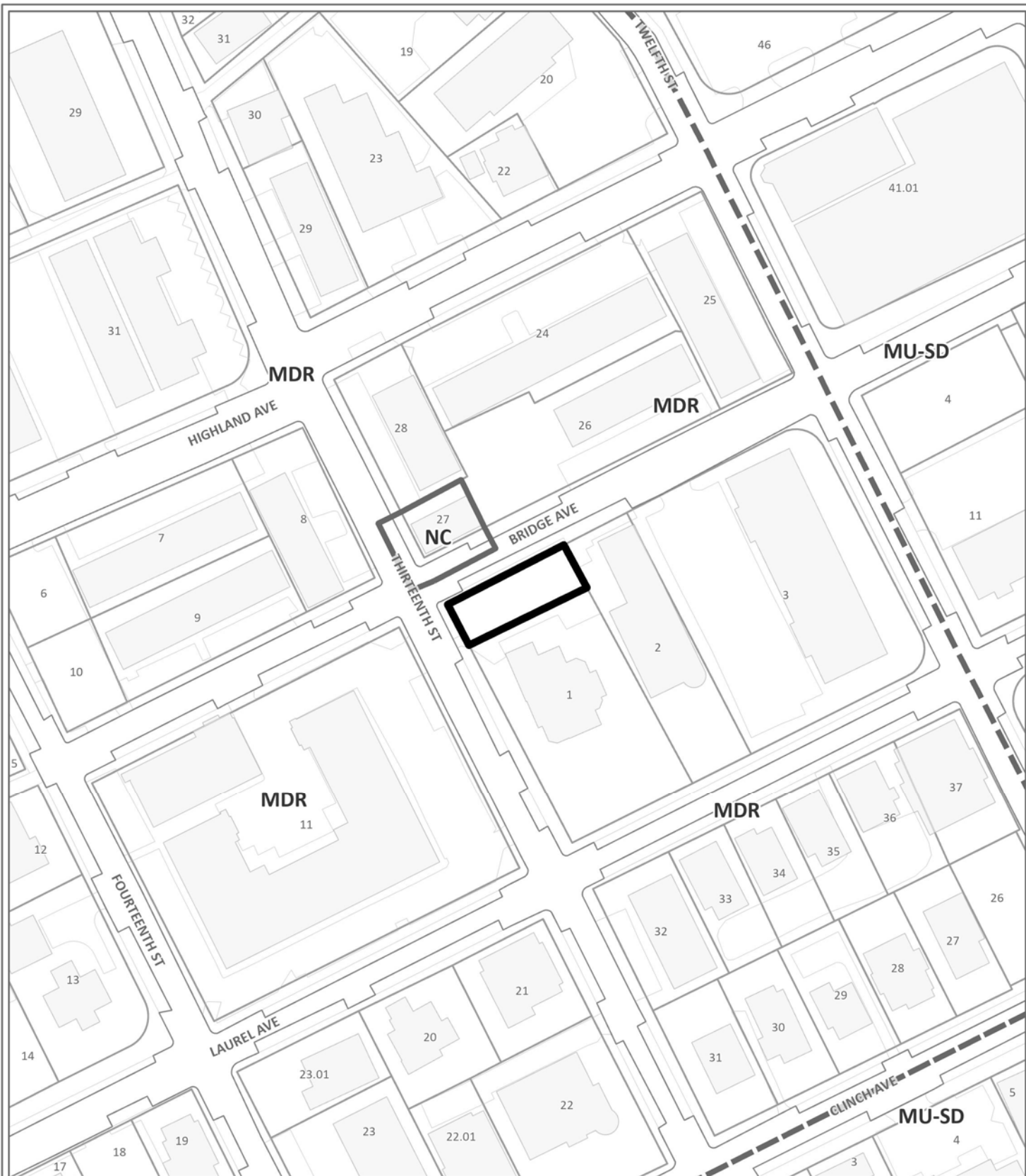
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. There is ample utility and community service infrastructure in this location to support a minor extension of C-N zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. 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.



**4-F-24-SP
CENTRAL CITY SECTOR PLAN MAP**



From: MDR (Medium Density Residential)

To: NC (Neighborhood Commercial)

Original Print Date: 3/18/2024

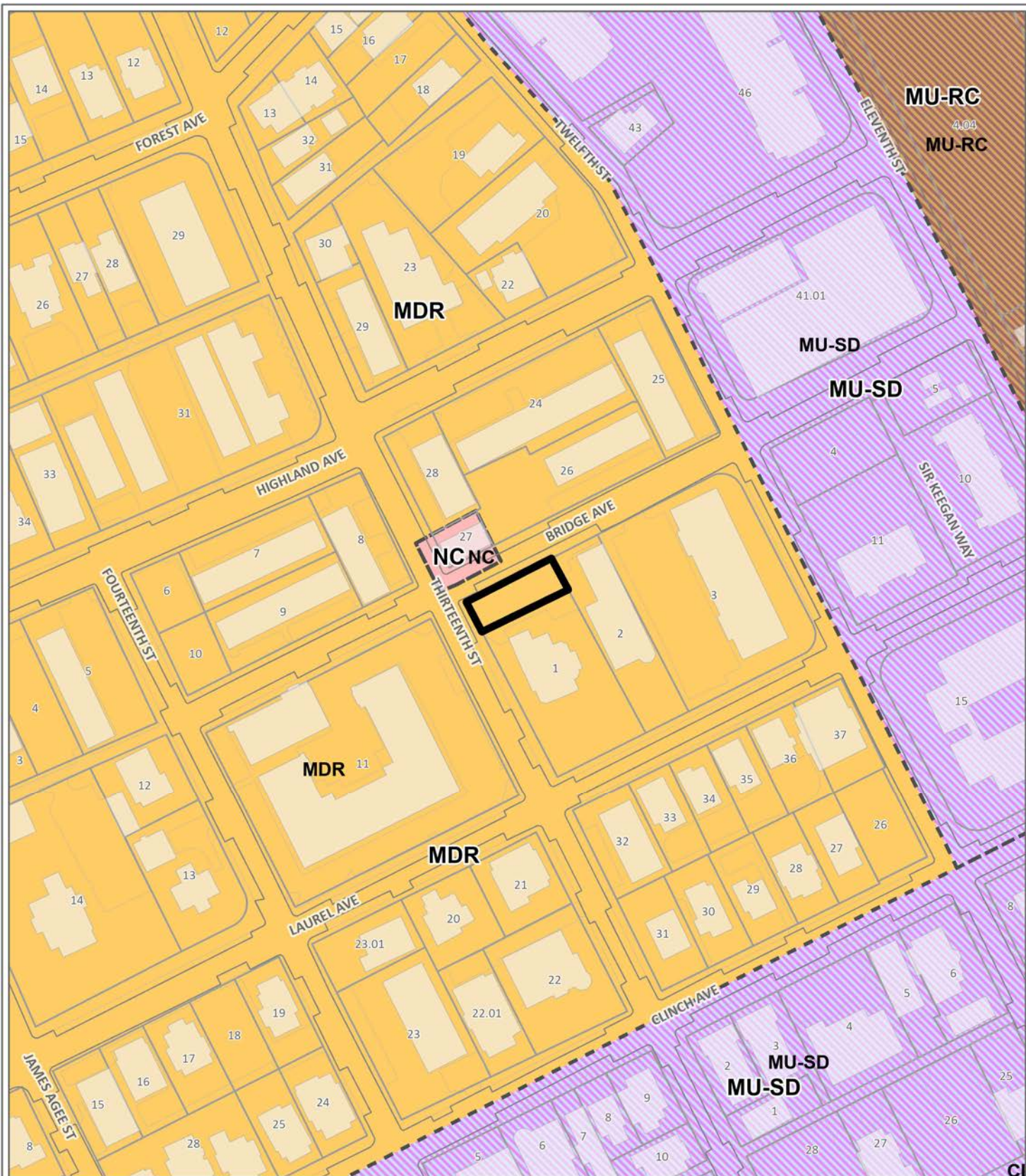
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: John Lynch Sanders, FAIA

Map No: 94

Jurisdiction: City





ONE YEAR PLAN MAP

4-E-24-PA

Petitioner: John Lynch Sanders, FAIA



From: MDR (Medium Density Residential)

To: NC (Neighborhood Commercial)

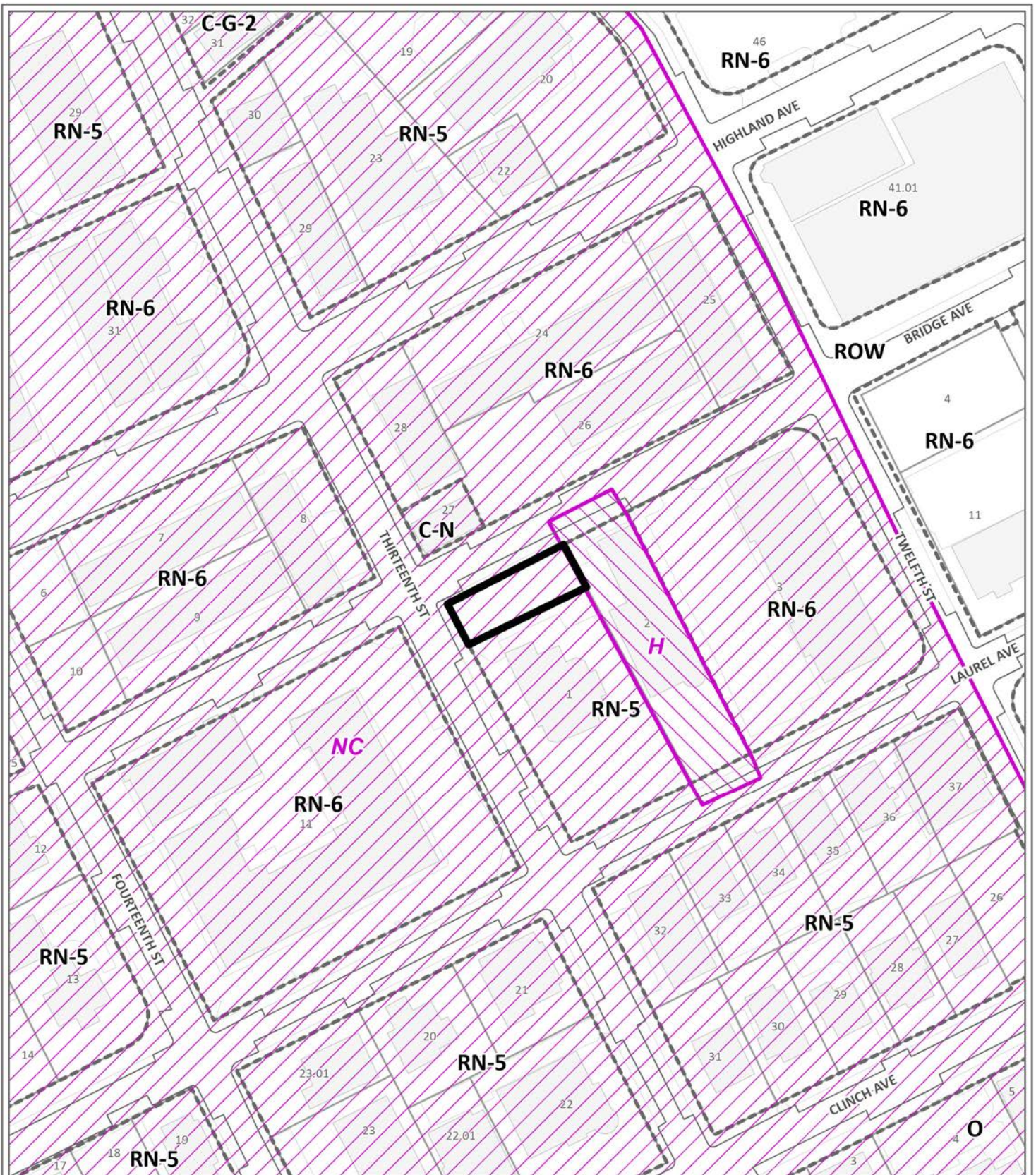
Original Print Date: 3/12/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 94

Jurisdiction: City





REZONING

4-I-24-RZ

Petitioner: John Lynch Sanders, FAIA



From: RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay)
To: C-N (Neighborhood Commercial), NC (Neighborhood Conservation Overlay)

Original Print Date: 3/12/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 94

Jurisdiction: City



Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

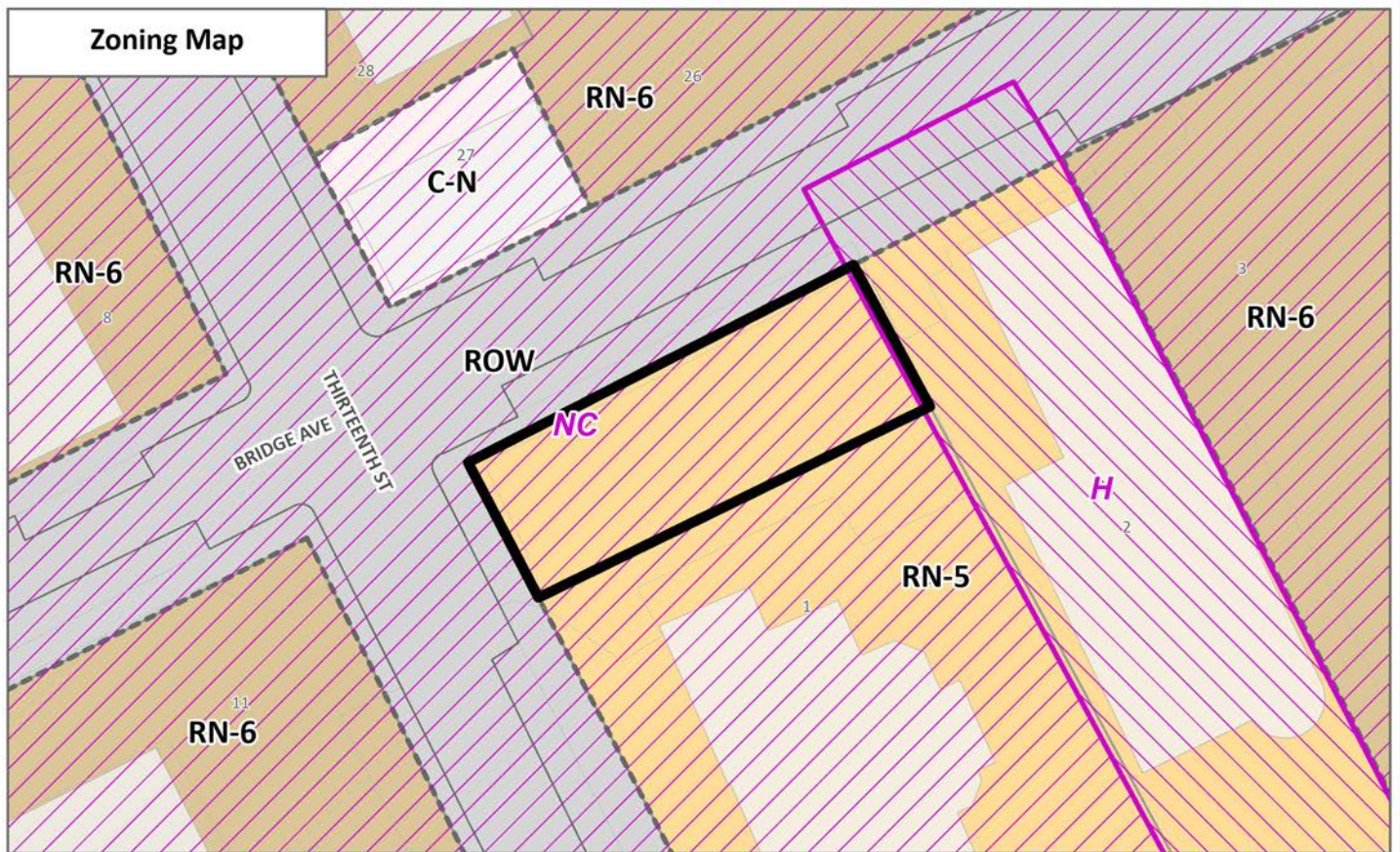
4-I-24-RZ / 4-E-24-PA



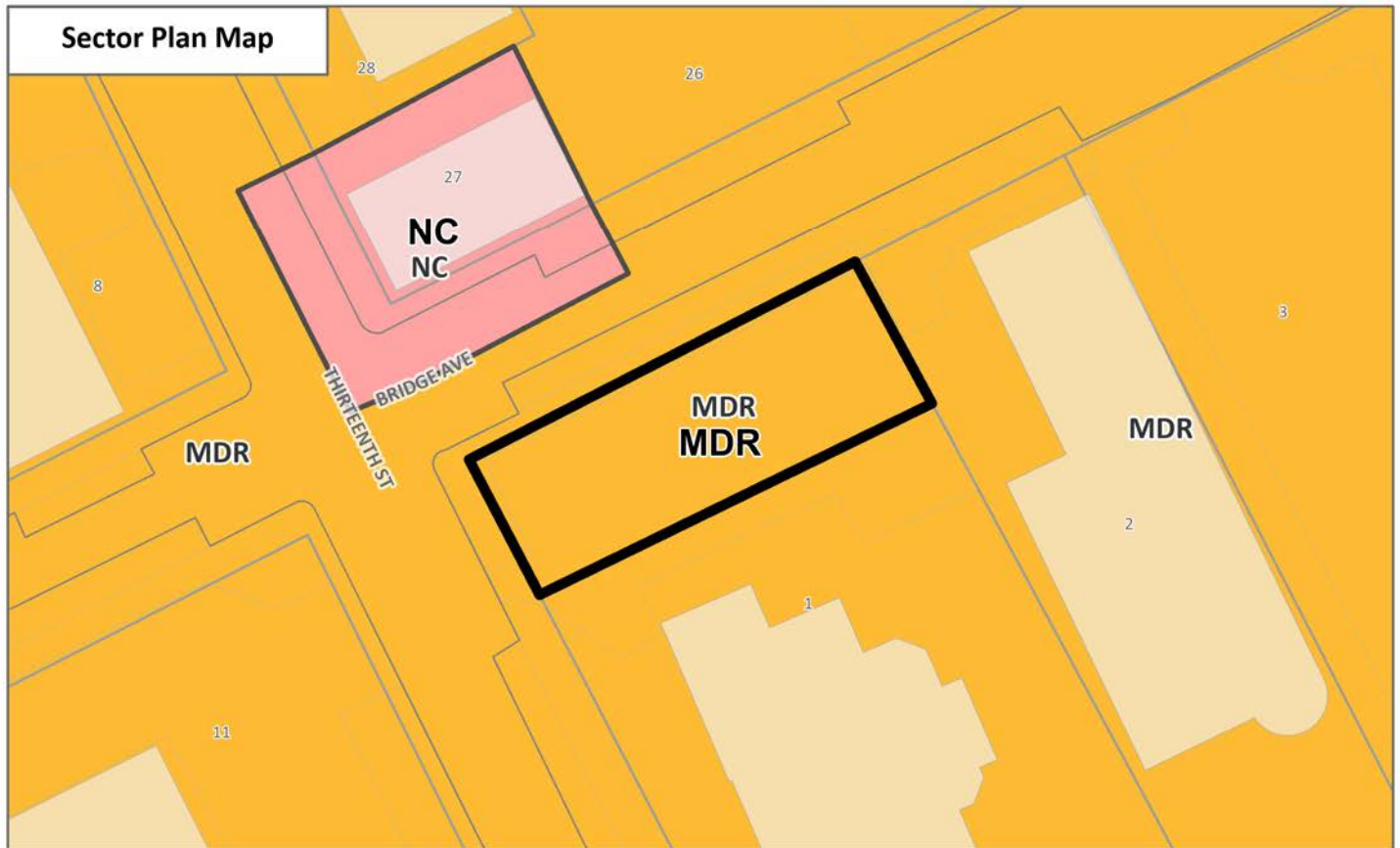
Case boundary



Zoning Map



Sector Plan Map

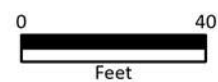


CONTEXTUAL MAPS 2

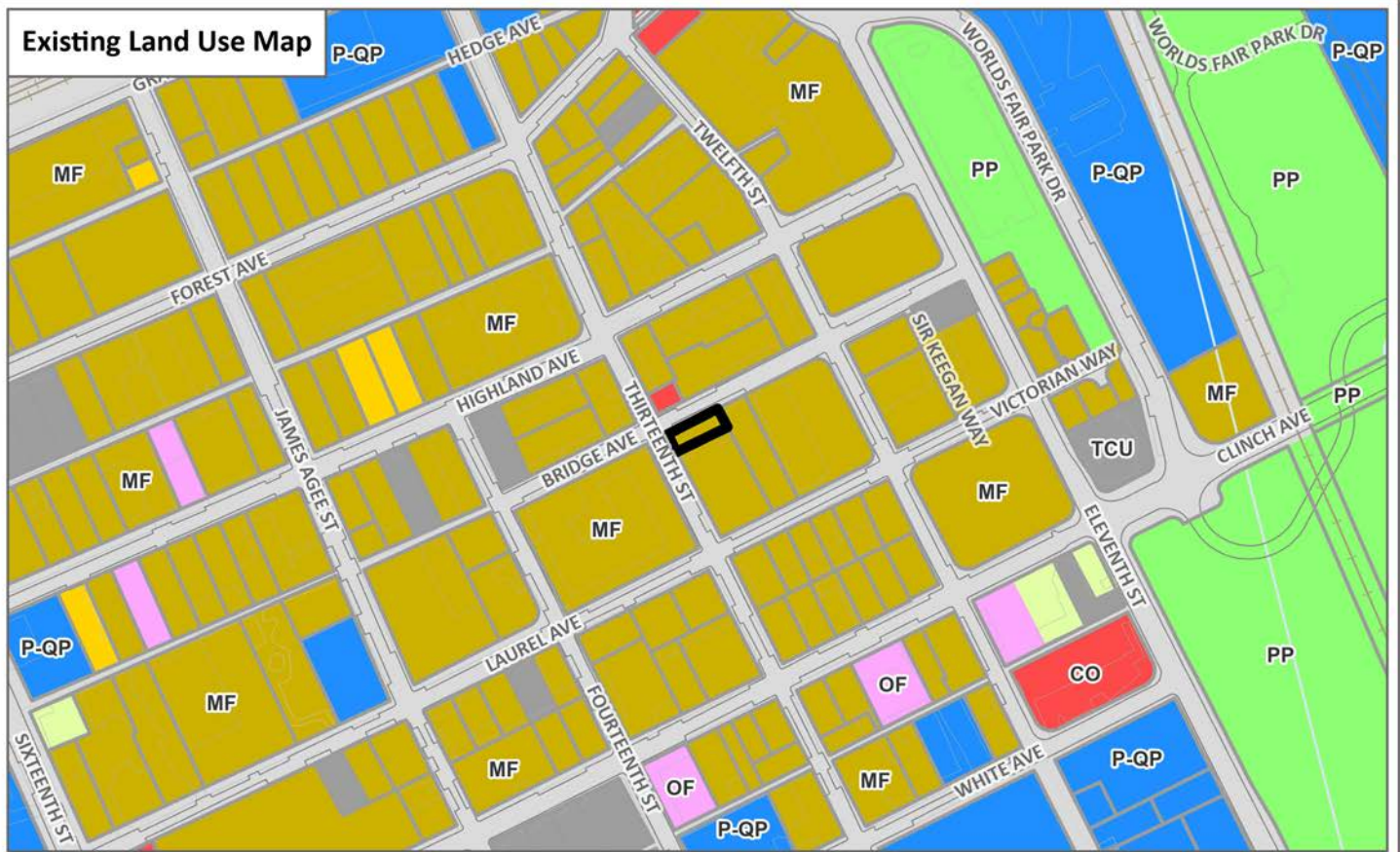
4-I-24-RZ / 4-E-24-PA



Case boundary



Existing Land Use Map

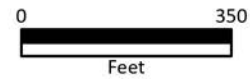


CONTEXTUAL MAPS 3

4-I-24-RZ / 4-E-24-PA



Case boundary



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Central City Sector Plan consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, John Lynch Sanders, FAIA has submitted an application for an amendment to the Central City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from MDR (Medium Density Residential) to NC (Neighborhood Commercial), which is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 11, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Central City Sector Plan with its accompanying staff report and map, file #4-F-24-SP

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Sector Plan
☐ One Year Plan
☐ Rezoning

John Lynch Sanders, FAIA

Applicant Name

Affiliation

2/13/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-F-24-SP

File Number(s)

CORRESPONDENCE

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

John Sanders Sanders-Pace Architecture

Name / Company

514 W Jackson Ave Ste 102 Knoxville TN 37902

Address

865-300-7448 / jsanders@sanderspace.com

Phone / Email

CURRENT PROPERTY INFO

Sameera LLC Sheazad Jiwani

Owner Name (if different)

310 13th St Knoxville TN 37916

Owner Address

865-765-8001

Owner Phone / Email

1221 LAUREL AVE / (PART OF)

Property Address

94 M B 001

Parcel ID

2520.72 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Bridge Ave, northeast side of Thirteenth St

General Location

☒ City

Council District 1

**RN-5 (General Residential Neighborhood), NC
(Neighborhood Conservation Overlay)**

Multifamily Residential

☐ County District

Zoning District

Existing Land Use

Central City

Planning Sector

MDR (Medium Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change **C-N (Neighborhood Commercial), NC (Neighborhood Conservation Overlay)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan **NC (Neighborhood Commercial)**
Amendment Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$2,050.00

Total

Fee 2

Fee 3

AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

John Lynch Sanders, FAIA

2/13/2024

Applicant Signature

Please Print

Date

Phone / Email

Sameera LLC Sheazad Jiwani

2/13/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

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☒ One Year Plan
☒ Rezoning

John Lynch Sanders, FAIA

Applicant Name

Affiliation

2/13/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-E-24-PA / 4-I-24-RZ

File Number(s)

CORRESPONDENCE

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

John Sanders Sanders-Pace Architecture

Name / Company

514 W Jackson Ave Ste 102 Knoxville TN 37902

Address

865-300-7448 / jsanders@sanderspace.com

Phone / Email

CURRENT PROPERTY INFO

Sameera LLC Sheazad Jiwani

Owner Name (if different)

310 13th St Knoxville TN 37916

Owner Address

865-765-8001

Owner Phone / Email

1221 LAUREL AVE / (PART OF)

Property Address

94 M B 001

Parcel ID

2520.72 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

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Septic (Y/N)

STAFF USE ONLY

Southeast side of Bridge Ave, northeast side of Thirteenth St

General Location

☒ City

Council District 1

**RN-5 (General Residential Neighborhood), NC
(Neighborhood Conservation Overlay)**

Multi-family Residential

☐ County District

Zoning District

Existing Land Use

Central City

Planning Sector

MDR (Medium Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

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- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

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Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **C-N (Neighborhood Commercial), NC (Neighborhood Conservation Overlay)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan Amendment **NC (Neighborhood Commercial)**
Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

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Fee 2

Fee 3

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John Lynch Sanders, FAIA

2/13/2024

Applicant Signature

Please Print

Date

Phone / Email

Sameera LLC Sheazad Jiwani

2/13/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

- ☐ Development Plan
- ☐ Planned Development
- ☐ Use on Review / Special Use
- ☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☒ Plan Amendment
 - ☒ SP ☒ OYP
- ☒ Rezoning

John Lynch Sanders, FAIA		Architect
Applicant Name		Affiliation
02/08/2024	04/11/2024	File Number(s) 4-I-24-RZ 4-E-24-PA 4-F-24-SP
Date Filed	Meeting Date (if applicable)	

CORRESPONDENCE

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

<input type="checkbox"/> Applicant	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Option Holder	<input type="checkbox"/> Project Surveyor	<input type="checkbox"/> Engineer	<input checked="" type="checkbox"/> Architect/Landscape Architect
John Lynch Sanders, FAIA		Sanders Pace Architecture			
Name		Company			
514 W Jackson Avenue, Suite 102		Knoxville	TN	37902	
Address		City	State	ZIP	
(865) 300-7448		jsanders@sanderspace.com			
Phone		Email			

CURRENT PROPERTY INFO

SAMEERA LLC (Sheazad Jiwani)	310 13th Street	865-765-8001
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1221 Laurel Ave	094MB001	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District
		Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

partial rezoning to C-N (Neighborhood Commercial)

Proposed Zoning

☒ Plan Amendment Change

NC (Neighborhood Commercial)

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

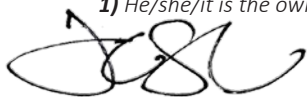
Fee 2

Fee 3

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent



John Lynch Sanders, FAIA

02/08/2024

Applicant Signature

Please Print

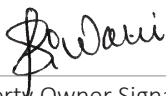
Date

(865) 300-7448

jsanders@sanderspace.com

Phone Number

Email



Sheazad Jiwani

02/08/2024

Property Owner Signature

Please Print

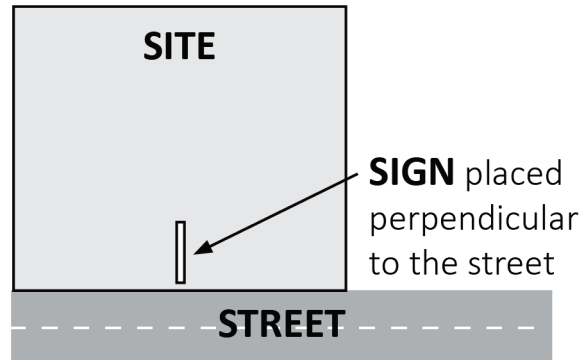
Date Paid



1221 LAUREL AVENUE

1" = 20'-0"

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **03/29/2024** _____ and _____ **04/12/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: John Lynch Sanders, FAIA

Date: 02/13/2024

File Number: 4-I-24-RZ; 4-E-24-PA; 4-F-24-SP

- ☒ Sign posted by Staff
- ☐ Sign posted by Applicant