

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-Q-24-RZ

Related File Number: 10-D-24-PA

Application Filed: 8/22/2024

Date of Revision:

Applicant: JIM ODLE

PROPERTY INFORMATION

General Location: South side of Lifespring Ln, west side of Washington Pike

Other Parcel Info.:

Tax ID Number: 49 10304

Jurisdiction: City

Size of Tract: 3.02 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: North City

Plan Designation: O (Office)

Growth Policy Plan: N/A

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 LIFESPRING LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)

Former Zoning:

Requested Zoning: C-N (Neighborhood Commercial)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the C-N (Neighborhood Commercial) district because it is consistent with the recommended land use classification.

Staff Recomm. (Full):

Comments:

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. This property is part of an area that seems primed for development with the construction of adjacent Lifespring Lane in 2016. The Washington Pike improvement project (projected bid date: January 2026) proposes five driving lanes with shared paths for bikes and pedestrian at this section of the minor arterial street that will further improve the connectivity of this area.
2. Other notable developments in the area include a church and an assisted living facility west of the subject parcels (developed between 2016-2018) and a dollar store and a storage facility at the commercial node to the north (constructed in approximately 2016 and 2022, respectively).

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

1. The C-N 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 is encouraged within the C-N District, with dwellings permitted above the ground floor, as well as multi-family and townhouse development located alongside select commercial uses.
2. This area has a mix of residential, commercial, office, and public-quasi public uses, and the property's location meets the proposed district's intent.
3. 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.

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 proposed amendment is not expected to adversely affect the surrounding area. Future developments would be required to comply with the dimensional standards and design standards of the C-N district, which should be compatible with the surrounding area. The residential subdivision to the south is separated by a 50-ft access easement. Additionally, a Class B Landscape Buffer is required between commercial and residential zones, which would be applicable on the southern property line. The house on the western parcel is located near its western boundary away from the subject parcel.

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 General Plan's Development Policy 8.2 recommends locating neighborhood commercial to enhance, rather than hinder, the stability of residential areas. The property's location at the intersection of a minor arterial and a median-divided local street at the edge of the larger residential area to the west is consistent with the policy.
2. The proposed rezoning is consistent with the recommended NC (Neighborhood Commercial) land use classification of the North City Sector Plan and the One Year Plan.

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 road infrastructure in this area to support a range of development opportunities. The proposed road improvements on Washington Pike would further increase the connectivity of this area.

Action: Approved **Meeting Date:** 10/3/2024

Details of Action:

Summary of Action: Approve the C-N (Neighborhood Commercial) district because it is consistent with the recommended land use classification.

Date of Approval: 10/3/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/26/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: