

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-V-24-RZ **Related File Number:**
Application Filed: 4/30/2024 **Date of Revision:**
Applicant: FRANCO IRAKOZE

PROPERTY INFORMATION

General Location: Northwest side of Ogle Ave, northeast side of Immanuel St, southeast side of Mayfield Ave
Other Parcel Info.:
Tax ID Number: 123 A B 012 **Jurisdiction:** City
Size of Tract: 0.73 acres
Accessibility: Access is via Immanuel Street, a local street that has a 22-ft pavement width within a right-of-way ranging from 34 ft to 38 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South City **Plan Designation:** GC (General Commercial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: South of the property is predominantly residential with a church directly across the street on Ogle Avenue. Abutting the property to the east is a single-family house and multi-family dwellings. There is a rail line north of the property that provides a barrier between the industrial areas.

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

Street: 277 OGLE AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-1 (General Commercial)
Former Zoning:
Requested Zoning: C-G-2 (General Commercial)
Previous Requests:
Extension of Zone: No, this is not an extension
History of Zoning: In 1990 (6-H-90-RZ) the parcel was rezoned from I-4 (Heavy Industrial) to C-4 (Highway & Arterial Commercial).

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the C-G-2 (General Commercial) district because it is consistent with the One Year Plan and sector plan.

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. In 2023, the City of Knoxville completed a capital improvement project focused on improving curb cuts to make sidewalks fully accessible for community members. The curb cut at the corner of Ogle Avenue and Immanuel Street diagonally across from the subject property was included in this initiative. The improved sidewalks near the subject property point towards the ongoing creation of a more pedestrian-oriented environment, which aligns with the intent of the requested C-G-2 (General Commercial) zoning district.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The C-G-2 zoning district is intended to promote mixed-used development in a pedestrian-oriented environment and offers flexibility in the creation of integrated commercial, office and residential spaces.
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 rezoning is not anticipated to adversely affect the surrounding area which largely consists of other commercial uses, multi-family dwellings, and a church.
2. The subject property is situated on Ogle Avenue, a major collector street, which is recommended for properties with the GC (General Commercial) in the City's One Year Plan.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. Under the City's One Year Plan and South City Sector Plan, the C-G-2 zoning district is permitted in GC areas.
2. The subject property abuts an RN-3 (General Residential Neighborhood) zoning district. Per development policy 8.12 in the General Plan, when commercial uses abut residential property, ordinance provisions or conditions requiring fencing, landscaping screens, earth berms, height restrictions, and/or deeper than usual building setbacks can improve land use transitions, which would help mitigate incompatible development in the surrounding area. A Class B landscape buffer would be required per article 12.8 of the City of Knoxville zoning code.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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. The area has ample access to necessary utility and roadway infrastructure associated with the

requested C-G-2 district. The area is served by the Knoxville Utility Board (KUB) for water and sewer services.

2. The property is located along a Knoxville Area Transit (KAT) bus route and is roughly 520 ft from three bus stops.

Action: Approved **Meeting Date:** 6/13/2024

Details of Action:

Summary of Action: Approve the C-G-2 (General Commercial) district because it is consistent with the One Year Plan and sector plan.

Date of Approval: 6/13/2024 **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: 7/9/2024

Date of Legislative Action, Second Reading: 7/23/2024

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: