

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**CENTRAL CITY SECTOR PLAN AMENDMENT**



**File Number:** 1-C-22-SP                      **Related File Number:**  
**Application Filed:** 11/29/2021                      **Date of Revision:**  
**Applicant:** SANDERS PACE ARCHITECTURE

## **PROPERTY INFORMATION**

**General Location:** East side of Twenty Second Street and south side of Forest Avenue  
**Other Parcel Info.:**  
**Tax ID Number:** 94 N R 013                      **Jurisdiction:** City  
**Size of Tract:** 0.3 acres  
**Accessibility:** Access is via Forest Ave and Twenty Second St, both local streets, with a pavement width of 24' to 28' feet within a right-of-way width of 46' to 50' feet.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Warehouse  
**Surrounding Land Use:**  
**Proposed Use:**                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** NC (Neighborhood Commercial)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This property is in the northwest quadrant of the Fort Sanders neighborhood which comprised of a mix of multi-dwelling and single-dwelling structures with office, warehousing and some commercial uses interspersed through the area. Fort Sanders Regional Medical Center and East Tennessee Children's Hospital are to the south.

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

**Street:** 2126 Forest Ave.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:**  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** The sector plan was amended from MU-SD, MU-CC16 to NC in 2019 (4-A-19-SP).

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** NC (Neighborhood Commercial)  
**Requested Plan Category:** MU-SD (Mixed Use Special District), MU-CC16

**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:** Mike Reynolds  
**Staff Recomm. (Abbr.):** Approve the Central City Sector Plan amendment to MU-SD, MU-CC16 (Mixed Use Special District) because it is an extension of the land use classification and is compatible with the surrounding development.  
**Staff Recomm. (Full):**  
**Comments:** SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:  
1. The subject property was in the MU-SD, MU-CC16 land use classification before the property owner applied to amend the sector plan and One Year Plan to NC (Neighborhood Commercial) in 2019 (4-A-19-RZ / 4-A-19-PA / 4-A-19-SP). This was in conjunction with a rezoning request from I-2 (Restricted Manufacturing and Warehousing) to C-1 (Neighborhood Commercial).  
2. Based on the errors in the plan described below, the proposed amendment to MU-CC16 classification will allow consideration of zoning that is compatible with the warehouse/distribution use that the building was constructed for and other compatible uses, such as residential and retail.  
3. The MU-CC16 classification allows consideration of the current C-N (Neighborhood Commercial) zoning on the property and the I-MU (Industrial Mixed-Use) zoning, based on the errors in the plan described below.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:  
1. No new roads or utilities were introduced to make this development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:  
1. The MU-SD, MU-CC16 land use classification extends the full width of the Fort Sanders neighborhood along Grand Avenue and includes the northern portion of Eleventh Street and properties on Forest Avenue that are either non-residential or large multi-family developments (see Exhibit A). The MU-CC16 classification recommends allowing the existing office, wholesale, warehouse/distribution, and retail uses to continue but it specifies locations along Grand Avenue and does not recognize the two small non-residential properties on Forest Avenue, one of which is the subject property. These are the only non-residential properties in the original MU-CC16 classification that are not on Grand Avenue and it was an error to exclude them from the provision to allow existing non-residential uses to continue with appropriate zoning.  
2. The non-residential uses recommended in the MU-CC16 classification include O (Office), BP-2 (Business Park Type 2), and MU-NC (Neighborhood Mixed Use Commercial). The BP-1 (Business Park Type 1) and BP-2 land use classifications are very similar except that the BP-1 is intended for regionally-oriented warehouse/distribution services in which tractor-trailer transportation is a substantial portion of the operations and the BP-2 is intended for locally-oriented warehouse/distribution services. When the new City of Knoxville zoning ordinance was adopted, the land use classification table was also amended to replace the old zoning districts with their equivalent zoning districts in the new zoning ordinance. The BP-1 and BP-2 classifications previously recommended the same zoning districts, however, when the classification table was amended, the BP-1 now recommends one zoning district that the BP-2 does not, the I-MU (Industrial Mixed-Use) zone. This was an error because the I-MU zone is intended for small, infill lots that are more appropriate for locally-oriented warehouse/distribution services which is the purpose of the BP-2 classification. While the I-MU zone can be used for regional-oriented warehouse/distribution services recommended in the BP-1 classification, the zoning requirement for buildings to be located near the front property line and

the building design standards are not ideal for uses that rely on tractor-trailer transportation as a substantial portion of the operation.

3. The land use classification table should be amended as part of the yearly One Year Plan update process to correct the identified errors by adding the I-MU (Industrial Mixed-Use) zone to the BP-2 (Business Park Type 2) land use.

**TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:**

1. The proposed MU-SD, MU-CC16 land use classification would bring the subject property back into conformity with the surrounding properties and the original land use classification for this property.

**Action:** Approved **Meeting Date:** 1/13/2022

**Details of Action:**

**Summary of Action:** Approve the Central City Sector Plan amendment to MU-SD, MU-CC16 (Mixed Use Special District) because it is an extension of the land use classification and is compatible with the surrounding development.

**Date of Approval:** 1/13/2022 **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:** 2/8/2022 **Date of Legislative Action, Second Reading:** 2/22/2022

**Ordinance Number:** **Other Ordinance Number References:** O-26-2022

**Disposition of Case:** Approved **Disposition of Case, Second Reading:** Approved

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**