

# CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



**File Number:** 1-D-19-RZ                      **Related File Number:** 1-C-19-PA  
**Application Filed:** 11/29/2018                      **Date of Revision:**  
**Applicant:** JOHN L. SANDERS, FAIA C/O SANDERS PACE ARCHITECTURE LLC

## PROPERTY INFORMATION

**General Location:** SW side of N. Central Street, NW side of W. Quincy Ave  
**Other Parcel Info.:**  
**Tax ID Number:** 81 K A 17.01                      **Jurisdiction:** City  
**Size of Tract:** 0.86 acres  
**Accessibility:** Accessed from N. Central St., a minor arterial with 35' of pavement width within a 63' right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** Light industrial / manufacturing                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MU-SD (Mixed Use Special District)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Older commercial corridor with industrial uses to the southwest and residential uses to the northeast.

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

**Street:** 2209 N Central St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park)  
**Former Zoning:**  
**Requested Zoning:** I-3 (General Industrial)  
**Previous Requests:** None noted.  
**Extension of Zone:** Industrial I-4 to the rear border of this property  
**History of Zoning:** Yes - I-3 to the southwest

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD (Mixed Use Special District)  
**Requested Plan Category:** LI (Light Industrial)

**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:

Jeff Archer

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE I-3 (General Industrial District), subject to two conditions.

Staff Recomm. (Full):

Staff recommends I-3 zoning with two conditions:  
1. The existing art deco building shall be reused.  
2. No outdoor storage shall be permitted.

The two conditions offset negative attributes associated with I-3 zoning on Central St, such as larger setbacks and outdoor storage.

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:

The reinvestment along Central St., continues to spread north from downtown in a mixed use pattern. The reinvestment in Central St. has been from the public and private sectors. In recent years, the City invested in road projects along Central St. and partnered with developers through the use of the City's Façade Program. The program's intent is to assist in the redevelopment of older buildings, primarily along older urban corridors. Plans for the "art deco" building on this property have been reviewed and are eligible for funding.

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

The City of Knoxville Zoning Ordinance states, "This industrial district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses have some adverse effects on surrounding properties and are not properly associated with, nor compatible with, residential, institutional, and retail commercial uses." The property in question has I-4 zoning to the west and there is no residential zoning adjacent to the site, most of the residential is located behind the businesses on the other side of Central St.

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

The proposed zoning amendment is for a property that is located along an area that is already zoned industrial, primarily I-4. The area is adequately served by Central St, a minor collector that connects to the I-275 to the north via Heiskell Ave. and Woodland Ave. to the south. The property is already served by water and sewer.

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:

The proposed amendment will be consistent with the One Year Plan amendment (1-C-19-PA) and Central City Sector Plan amendment (1-D-19-PA), provided both plan amendments are adopted.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE I-3 (General Industrial District), subject to two conditions.

Date of Approval:

1/10/2019

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:** 2/12/2019

**Date of Legislative Action, Second Reading:** 2/26/2019

**Ordinance Number:**

**Other Ordinance Number References:** O-28-2019

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**