

CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



File Number: 1-I-21-RZ Related File Number: 1-F-21-PA
Application Filed: 11/30/2020 Date of Revision:
Applicant: D.F.S PROPERTIES, LP BY AND THROUGH COUNSEL

PROPERTY INFORMATION

General Location: West side of Liberty St. across from Sanderson Rd and north of Middlebrook Pk
Other Parcel Info.:
Tax ID Number: 94 I L 038 Jurisdiction: City
Size of Tract: 0.53 acres
Accessibility: Liberty Street is a major collector with a pavement width of 35 feet inside a right-of-way approximately 57 feet wide.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Central City Sector Plan Designation: MDR/O (Medium Density Residential/Office)
Growth Policy Plan: Within City limits
Neighborhood Context: Properties to the south along and near Middlebrook Pike consist of general warehousing, commercial, and office uses. The block containing this property is a mix of uses with multifamily dwellings and a church until the uses transition to single family uses north of Joyce Avenue. Single family residential dwellings are across the street to the west.

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

Street: 1712 Liberty St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: I-MU (Industrial Mixed-Use)
Previous Requests: 8-L-85-RZ (as a part of a larger rezoning request)
Extension of Zone: Yes, I-MU zoning is adjacent to the southeast
History of Zoning: This property was rezoned from R-2 (General Residential) to R-1A (Low Density Residential) as part of a larger rezoning (Case # 8-L-85-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office)

Requested Plan Category: BP-1 (Business Park Type 1)

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: Michelle Portier

Staff Recomm. (Abbr.): Approve I-MU (Industrial-Mixed Use) zoning because it is consistent with surrounding development and would not result in adverse impacts.

Staff Recomm. (Full):

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 GENERALLY:

1. There are no changes to the area that would warrant a rezoning; however, the proposed zone is in character with the area and would be an extension of an existing adjacent zone.

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

- 1. The I-MU Industrial Mixed-Use Zoning District is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. This mix is designed to promote the reuse of older, character giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses. Residential uses are also permitted in the I-MU District, both above the ground floor in mixed-use development, and in multi-family dwellings.
- 2. 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 size of the property precludes most of the uses allowed in the I-MU zone and is self-limiting.
- 2. Article 12 of the City’s zoning ordinance (Landscaping) requires a Class B buffer yard between non-residential and residential zones. This is a 20-ft deep buffer zone along the property line planted with a mix of shrubs, evergreen trees, and shade trees planted at consistent increments as prescribed in the ordinance.
- 3. The multifamily use adjacent to the north would provide a transition between the I-MU zone if it were approved and the RN-1 zone to the north.
- 4. The Subject Parcel is located in close proximity to the Middlebrook Pike industrial corridor and is the only freestanding single-family residence on the east side of this block.

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 I-MU zone is consistent with the accompanying staff recommended plan amendment to the BP-1 (Business Park Type 1) land use designation.

Action: Approved

Meeting Date: 1/14/2021

Details of Action:

Summary of Action: Approve I-MU (Industrial-Mixed Use) zoning because it is consistent with surrounding development and would not result in adverse impacts.

Date of Approval: 1/14/2021

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: 2/23/2021

Date of Legislative Action, Second Reading: 3/9/2021

Ordinance Number:

Other Ordinance Number References: O-39-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: