

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-J-22-RZ Related File Number: 1-B-22-PA
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: Warehousing
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Central City Sector Plan Designation: NC (Neighborhood Commercial)
Growth Policy Plan: N/A
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: C-N (Neighborhood Commercial)
Former Zoning: I-2 (Restricted Manufacturing and Warehousing)
Requested Zoning: I-MU (Industrial Mixed-Use)
Previous Requests:
Extension of Zone: Yes
History of Zoning: The property was rezoned from I-2 to C-1 in 2019 (4-A-19-RZ).

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 I-MU (Industrial Mixed-Use) zoning because it is an extension of zoning and is compatible with the surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. The building was originally constructed for warehouse/distribution uses. This current C-N (Neighborhood Commercial) zoning would not allow the building to be reused for this use.

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

1. The I-MU (Industrial Mixed-Use) zone 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. The I-MU zone will allow the building to be reused as a warehouse/distribution facility or other uses that are compatible with the area, such as residential and small-scale retail.

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. This is a minor extension of the I-MU zone district from the north.

2. The uses permitted in the I-MU zone are intended to be compatible with residential uses since the zoning district allows various forms of residential as part of a mixed-use development or standalone use.

3. The small size of the site will limit the size of non-residential uses and the types of vehicles that will regularly access the site.

4. If the existing building were to be expanded or completely replaced with a new structure, the I-MU zoning standards will require the building to be compatible with the area by siting the building near the road frontages, placing parking to the side or rear of the building, and requiring the building façades facing a street to have windows/doors and no large blank wall areas.

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 proposed amendment to the Central City Sector Plan and One Year Plan is an extension of the MU-SD, MU-CC16 land use classification and will support the proposed I-MU zoning.

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

Details of Action:

Summary of Action: Approve I-MU (Industrial Mixed-Use) zoning because it is an extension of zoning 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-28-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: