

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-C-22-RZ

Related File Number:

Application Filed: 8/9/2022

Date of Revision: 11/15/2022

Applicant: JASON AND EDDIE BALES

PROPERTY INFORMATION

General Location: Northern terminus of Hancock St, western terminus of Radford Pl.

Other Parcel Info.:

Tax ID Number: 81 C M 019.03 & .02

Jurisdiction: City

Size of Tract: 15.49 acres

Accessibility: Access is via Hancock Street, a local street with a 28-ft pavement width within a 50-ft right-of-way; Harvey Street, a minor collector with a 28-ft pavement width within a 50-ft right-of-way; Radford Place, a local street with an 18-ft pavement width within a 20-ft right-of-way; North Avenue, a local street with a 16-ft pavement width within a 30-ft right-of-way, and Cornelia Street, a local street with a 30-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial and Vacant

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Central City

Sector Plan Designation: LI (Light Industrial)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This property is comprised of a central nexus of warehousing, commercial and industrial properties surrounded by dense neighborhoods of single family homes on relatively small lots. There is a railway adjacent to the property on the northwest side.

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

Street: 2742 HANCOCK ST

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial), IH (Infill Housing Overlay)

Former Zoning:

Requested Zoning: I-MU (Industrial Mixed-Use), IH (Infill Housing Overlay)

Previous Requests:

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve I-MU (Industrial Mixed-Use) and IH (Infill Housing Overlay) zoning because it is consistent with surrounding development and the sector plan.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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:

1. The subject property is located in the Oakwood-Lincoln Park neighborhood, which has seen numerous improvements since its small area plan was adopted in 2006. New sidewalks, several bus stops, registered bike routes and an infill housing overlay district to protect architectural character reflect an orientation towards residential interests in this community. Downzoning the subject property from I-G (General Industrial) to I-MU (Industrial Mixed-Use) is consistent with its location in a densely populated, traditional residential area.

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

1. The I-MU zoning district enables a variety of land uses ranging from light industrial to commercial and residential uses. It is designed to promote reuse of older properties that may no longer be suitable for their original industrial purposes.
2. The subject property was originally the site of C. B. Atkin's mantle company, a major employer for surrounding residents when the neighborhood was first established. More recently, the property operated as a waste and recycling center until 2019 when a fire razed most buildings. Much of the property is now vacant and cleared, making it well-suited for the intentions of I-MU zoning.

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

1. The proposed I-MU district retains most existing permitted uses, while adding new opportunities for reuse of the site that are harmonious with the surrounding community. There are no adverse impacts anticipated with the proposed zoning district.
2. Residential uses are permitted in the I-MU district. Considering the history of industrial operations and the fire that occurred at this site, permitting for residential development would involve clearance from the Tennessee Department of Environment and Conservation (TDEC). TDEC would conduct an environmental investigation of the property and provide guidance on any remediation measures that may be necessary to make it safe for residential purposes.

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 is consistent with the Central City Sector Plan's LI (Light Industrial) land use designation for the property.
2. I-MU zoning is more supportive of the Oakwood-Lincoln Park Neighborhood Plan priorities such as calming truck traffic, protecting residential character and increasing pedestrian connectivity.

3. The rezoning is compatible with the General Plan's Development Policies and does not conflict with any other adopted plans.

Action: Approved **Meeting Date:** 12/8/2022

Details of Action:

Summary of Action: Approve I-MU (Industrial Mixed-Use) and IH (Infill Housing Overlay) zoning because it is consistent with surrounding development and the sector plan.

Date of Approval: 12/8/2022 **Date of Denial:** **Postponements:** 10/6/2022, 11/10/2022

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/10/2023 **Date of Legislative Action, Second Reading:** 1/24/2023

Ordinance Number: **Other Ordinance Number References:** O-25-2023

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

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

Amendments: **Amendments:**

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