

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 10-C-25-SU

Related File Number:

Application Filed: 8/27/2025

Date of Revision:

Applicant: JOSEPH HALL

PROPERTY INFORMATION

General Location: South side of McCalla Ave, east side of Patton St, west side of S Bell St

Other Parcel Info.:

Tax ID Number: 95 A J 004

Jurisdiction: City

Size of Tract: 8408 square feet

Accessibility: Access is via McCalla Avenue, a minor collector with a pavement width of 38 ft within a 50-ft right-of-way, Jessamine Street, a minor collector with a pavement width of 50 ft within a 65-ft right-of-way, and South Bell Street, a local street with a pavement width of 19-25 ft within a 37-50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use: Vocational Educational Facility for a Welding Makerspace

Density:

Planning Sector: Central City

Plan Designation: MU-SD / MU-CC3 (Mixed Use-Special District, SOMAG)

Growth Policy Plan: N/A

Neighborhood Context: This area is comprised of a mix of residential, warehousing, industrial, commercial, and civic uses. Residential uses in the area are multifamily dwellings. Warehousing and commercial operations are contractor showrooms, maker spaces, and other assorted uses. There is a church located on a parcel adjacent to the subject property. The property is just east of the recently completed Smokies stadium.

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

Street: 1200 MCCALLA AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD / MU-CC3 (Mixed Use-Special District, SOMAG)

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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the request for a vocational education facility for welding in approximately 3,000 sqft of floor area in the I-MU (Industrial Mixed Use) district, subject to 3 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

With the conditions noted, this plan meets the requirements for approval in the I-MU District and the criteria for approval of a special use.

Comments: This proposal is for a vocational educational facility for welding, which includes offices, a gallery, classroom space, a fabrication room, and welding booths. See the attached Plan of Operations for additional information.

The facility will be on the first floor of an existing two-story structure. The second floor is currently vacant. The applicant does not intend to modify the site design.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
- A. The One Year Plan and Central City Sector Plan designation for this site are MU-SD, MU-CC3 (Mixed Use Special District, Magnolia Avenue Corridor Plan), which recommends a mix of office, wholesale and retail commercial, warehousing and light manufacturing, and residential development.
- B. The proposed vocational education facility for welding is consistent with the recommended uses in the MU-SD, MU-CC3 land use classification.
- C. The fabrication room, which produces the most noise, is located on the east side of the structure, away from the multi-family structure to the west. Extraction units capture fumes from welding, and the filtered air is recirculated back into the room. This is consistent with General Plan development policy 11.3, which discourages environmental nuisances in the vicinity of residential development, including noise and offensive odors.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
- A. 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.
- B. The structure will not be expanded, so the Industrial District Design Standards in Article 6.4, Table 6-2 do not apply.
- C. The existing parking on the site can accommodate the proposed use if the building has multiple tenants. However, if the building is renovated only to allow the proposed use, a variance to reduce the minimum parking may be required.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The small-scale vocational school is located in an area with a mix of uses, including residential, a church, commercial, warehousing, and office.

B. This proposal does not modify or expand the existing structure.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The layout of the facility places the fabrication room on the opposite side of the structure from the nearby residential use, and all fumes and odors are filtered and recirculated inside the building, not outside.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The site is located in an area developed for commercial and industrial uses. The use will not draw traffic through residential streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

Action: Approved with Conditions

Meeting Date: 10/2/2025

Details of Action:

Summary of Action: Approve the request for a vocational education facility for welding in approximately 3,000 sqft of floor area in the I-MU (Industrial Mixed Use) district, subject to 3 conditions.

Date of Approval: 10/2/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: