

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-E-15-RZ **Related File Number:**
Application Filed: 8/21/2015 **Date of Revision:**
Applicant: SKM HOLDINGS, LLC

PROPERTY INFORMATION

General Location: South side Washington Ave., west side Mitchell St., east of N. Sixth Ave.
Other Parcel Info.:
Tax ID Number: 82 P D 001 **Jurisdiction:** City
Size of Tract: 9 acres
Accessibility: Primary access is via Washington Ave., a minor collector street with 38' of pavement width within 60' of right-of-way. Mitchell St., a local street with 28' of pavement width within 50' of right-of-way, could also provide access.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant building
Surrounding Land Use:
Proposed Use: Mixed use: Retail, light manufacturing, artists' studios, etc. **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC4)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of uses, including a park, greenway trails, residences, civic buildings, businesses and numerous industrial uses, under various zoning districts.

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

Street: 1400 Washington Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: 1-C-11-RZ (Withdrawn)
Extension of Zone: No
History of Zoning: A previous request for C-2 zoning (1-C-11-RZ) was withdrawn in 2011, prior to MPC consideration.

PLAN INFORMATION (where applicable)

Current Plan Category:

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): The requested C-6 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of commercial zoning from the west. C-6 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-6 uses will be compatible with the surrounding land uses and zoning pattern. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits for any new construction.

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:

1. C-6 zoning is consistent with both the sector plan and One Year Plan designations for the property.
2. C-6 uses will be compatible with the surrounding land uses and zoning pattern.
3. C-6 zoning is appropriate for this site, which is adjacent to other commercial and industrial uses and zoning, and has access to a minor collector street.

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

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.

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. C-6 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The impact on the street system will depend on the type of development proposed.
3. C-6 zoning requires administrative plan review and approval by MPC staff prior to issuance of building permits for new construction, building expansion or major site improvements.
4. Public water and sewer utilities are available to serve the site.
5. There is a large building located on the subject property (formerly Standard Knitting Mill). The applicant is proposing to redevelop the site with retail and light manufacturing uses and artist's studios, which are not permitted within the current I-3 zoning.

6. There are numerous existing and proposed greenways in the vicinity of this site. (See attached maps.) The applicant will be expected to work with MPC and the City of Knoxville Greenways Coordinator to maintain easements for future greenway connections to the north and south of the site. The Magnolia Avenue Corridor Plan specifically proposes to continue the significant public improvements in and around Caswell Park to the southeast of the subject property.
7. The Magnolia Avenue Corridor Plan includes this site within the Hall of Fame and Magnolia Gateway area. One specific recommendation for this area is to complete the First Creek Greenway with a rails-to-trails connection to downtown. Also, easements should be maintained along the railroad on the western portion of the site in order to accommodate a future rails-to-trails connection to downtown. The attached aerial photo shows a proposed greenway at the southwest corner of this site.
8. MPC's historic preservation planner has determined that the building on site is eligible for the National Register of Historic Places, but it is not currently listed. An H-1 (Historical Overlay) zone may also be appropriate for this site in the future.

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 Central City Sector Plan, as amended by the Magnolia Avenue Corridor Plan, designates the area containing this site as a mixed use special district, eligible for C-6 zoning.
2. C-6 zoning is consistent with the City of Knoxville One Year Plan, which also designates the site as the same mixed use special district.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 10/8/2015

Details of Action:

Summary of Action: C-6 (General Commercial Park)

Date of Approval: 10/8/2015 **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: 11/10/2015 **Date of Legislative Action, Second Reading:** 11/24/2015

Ordinance Number: **Other Ordinance Number References:**

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

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

Amendments: **Amendments:**

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