

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-K-21-RZ **Related File Number:**
Application Filed: 8/26/2021 **Date of Revision:**
Applicant: MATT W. BRAZILLE, P.E.

PROPERTY INFORMATION

General Location: On the west side of S Bell Street south of its intersection with McCalla Avenue, north of E Summit Hill Drive
Other Parcel Info.:
Tax ID Number: 95 H C 003 **Jurisdiction:** City
Size of Tract: 3.13 acres
Accessibility: Access is off of S. Bell Street, a local road with a 27-ft pavement width inside a 47-ft wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shown as multifamily in KGIS but is currently vacant land.
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD, MU-CC3 (Mixed Use Special District, Mag
Growth Policy Plan: N/A (Within City limits)
Neighborhood Context: This property is part of the Austin Homes development currently under construction on the north side of E Summit Hill Drive. The proposed stadium project is nearby to the northeast, and warehouses are predominant to the north and east.

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

Street: 237 S. Bell St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-6 (Multi-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: C-G-2 (General Commercial)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Approve C-G-2 (General Commercial) zoning because it is consistent with the Central City Sector Plan's land use designation and will allow mixed use development in this building consistent with the approved concept plan that could service the surrounding community.

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/COUNTY GENERALLY:

1. The properties to the south are currently being redeveloped by Knoxville Community Development Corporation (KCDC) as part of the Austin Homes project, a major housing development along E Summit Hill Drive and S Bell Street. This parcel is included in that development. The requested rezoning would allow a mixed use building on the site, which could provide needed goods and services to residents in the immediate vicinity.

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

1. The proposed amendment to C-G (General Commercial) zoning is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces.

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.

3. Those uses with the potential to be incompatible (i.e., vehicle repair and service, vehicle rental facilities, etc.) are allowed as special uses, which would provide opportunities to address potential conflicts.

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 C-G-2 zone will allow a mixed use building to be constructed on this site, with commercial uses on the ground level and dwelling units above. The commercial uses could serve not only the Austin Homes development of which it is a part, but the area in general, as there is a lack of smaller commercial properties providing goods and services to residents in the area.

2. This property is surrounded by I-MU (Industrial-Mixed Use) zoning to the north, east, and west, which consists of predominantly warehouses, so no adverse impacts are expected since that zoning allows more intense uses than the C-G zones.

3. The proposed stadium project is nearby to the northeast (across First Creek) and would provide additional customers for any businesses located on the subject parcel.

4. C-G-2 zoning exists to the west along E Summit Hill Drive.

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 C-G-2 zone is consistent with the Central City Sector Plan's MU-SD, CC3 (SOMAG Mixed Use District) land use designation. This designation allows several land use classes, one of which is the MU-RC (Mixed Use-Regional Center) designation, which allows C-G zoning.

Action: Approved **Meeting Date:** 10/14/2021

Details of Action:

Summary of Action: Approve C-G-2 (General Commercial) zoning because it is consistent with the Central City Sector Plan's land use designation and will allow mixed use development in this building consistent with the approved concept plan that could service the surrounding community.

Date of Approval: 10/14/2021 **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: 11/16/2021

Date of Legislative Action, Second Reading: 11/30/2021

Ordinance Number:

Other Ordinance Number References: O-155-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: