

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-B-24-RZ
 Application Filed: 12/14/2023
 Applicant: MICHAEL WILLIAMS

Related File Number:
 Date of Revision:

PROPERTY INFORMATION

General Location: South side of Jefferson Ave, east side of Mitchell St

Other Parcel Info.:

Tax ID Number: 82 P E 001 **Jurisdiction:** City

Size of Tract: 0.61 acres

Accessibility: Access is via Jefferson Avenue, a local street with a 30-ft pavement width within a 54-ft right-of-way. Access is also via Mitchell Street, a local street with a 27-ft pavement width within a 48-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Sector Plan: Central City **Sector Plan Designation:** MU-SD (Mixed Use Special District), SP (Stream P

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

Neighborhood Context: This is a transition area between single-family and multifamily residential uses to the east and south, and commercial and industrial uses to the west and north. First Creek and a railroad are nearby to the west. Caswell Park is a block to the south in a neighborhood that has sidewalks and a grid street network.

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

Street: 0 JEFFERSON AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)

Former Zoning:

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

Previous Requests:

Extension of Zone: Yes, this is a minor extension across Mitchell Ave

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), SP (Stream Protection)

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 the I-MU (Industrial Mixed-Use) district because it is consistent with the sector plan and compatible with surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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 and the adjacent lot to the east were rezoned from I-3 (General Industrial) to RN-4 (General Residential Neighborhood) when the zoning ordinance was updated through the Recode process in 2020. These lots are located next to historically industrial properties to the north and west. Before it was zoned RN-4, the lot adjacent to the subject property was developed in 2019 as a warehousing extension of the electronics distribution center across Jefferson Avenue, which is zoned I-G (General Industrial). The building of the distribution center across the street was also expanded in 2013. Development immediately surrounding the subject property has become more intensive in recent years.
2. The requested I-MU zoning provides an appropriate transition of land use intensity between the long-established industrial properties to the north and west, and the residential neighborhood and community facilities to the south and east.

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

1. The I-MU district is intended to provide a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. It is designed to promote the reuse of older industrial properties that may no longer be suitable for those purposes, but can accommodate a variety of alternative uses. Residential uses are also permitted in the form of mixed-use developments and multifamily dwellings above the ground floor. As a former industrial-zoned property between different intensities of use, this lot is consistent with the general purpose of the I-MU district.
2. The light industrial uses permitted in I-MU would be compatible with surrounding development like the warehouse to the east. The multifamily and service-oriented uses permitted in this district would reflect its transitional location next to residences to the south and the Parkridge neighborhood more broadly to the east.
3. This property has been vacant for many years, and it had industrial zoning prior to 2020. The I-MU district would provide a beneficial reuse of this lot bordering industrial and residential uses.

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 requested rezoning to the least intensive industrial district is not anticipated to adversely impact the area. The residential properties to the south have existed next to industrial zoning for many years. With I-MU zoning, any development on the subject property would be required to have a Class B 20ft landscape buffer yard between the subject property and abutting residential zoning districts for screening purposes.
2. The I-MU district is also the only industrial district with design standards pertaining to façade, fenestration and potential commercial development, which addresses aesthetic and functional

compatibility with the surrounding area.

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 land use classification for this property in the One Year Plan and Central City Sector Plan is MU-SD, CC-4 (Mixed Use- Special District, Magnolia Gateways), which stems from the Magnolia Avenue Corridor Plan. In the Corridor Plan, this property is included in the MA4 subdistrict, which allows for the most intense development. It requires in most cases that buildings be built at the front property line or back edge of a sidewalk, with a maximum building height ranging from 3 to 7 stories. Permitted uses are residential, commercial/retail, office, warehouse, wholesale and light industrial. This range of uses and building details are consistent with the permitted uses of the I-MU district and its dimensional standards, which have a front and corner side setback build-to-zone of 0-25 ft and a maximum building height of 50ft.
2. The wide range of less-intensive uses permitted in the I-MU district is consistent with the General Plan's development policy 1.3 to provide incentives for redevelopment and rehabilitation of older industrial facilities.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The I-MU district permits more intensive multifamily development than the current RN-4 district. If this use were pursued through I-MU, it would be supported by the property's proximity to community infrastructure, which includes sidewalks, walkable access to transit, the First Creek Greenway Trail and Caswell Park. It is also in the parental responsibility zone for Vine Middle Magnet School.
2. If light industrial or commercial uses were pursued here, it would be no more straining on transportation infrastructure than the trucking activity already occurring next to it, which benefits from quick access to I-40 to the west.
3. There is ample utility infrastructure in this area to support a range of redevelopment opportunities.

Action: Approved **Meeting Date:** 2/8/2024

Details of Action:

Summary of Action: Approve the I-MU (Industrial Mixed-Use) district because it is consistent with the sector plan and compatible with surrounding development.

Date of Approval: 2/8/2024 **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:	3/5/2024	Date of Legislative Action, Second Reading:	3/19/2024
Ordinance Number:		Other Ordinance Number References:	O-40-2024
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	