

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-I-25-RZ
Application Filed: 1/28/2025
Applicant: DANIEL LEVY

Related File Number: 3-A-25-SP
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side of Atchley St, north and east sides of Carmichael St
Other Parcel Info.:
Tax ID Number: 109 A C 008,009,010,017,018,019,021,022 **Jurisdiction:** City
Size of Tract: 2.85 acres
Accessibility: Access is via Atchley street, a local street with a pavement width which varies between 25 ft and 30 ft within a 45 ft right-of-way, and Carmichael street, a local street with a pavement width of 20 ft within a 40 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Office, Industrial (Manufacturing)
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South City **Plan Designation:** LDR (Low Density Residential), MU-SD, SC-2 (Mixed Use-S)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is in the south waterfront area and is part of a transition area between the commercial uses along Sevier Avenue to the north and residential lots to the south. Many of the residential properties to the south remain vacant. This area is also marked by steep slopes.

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

Street: 2201 ATCHLEY ST
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: I-MU (Industrial Mixed-Use); HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Requested Plan Category:

1. The I-MU district is consistent with the One Year Plan's SWMUD II (South Waterfront Mixed Use District Type 2) land use classification and the South City Sector Plan as amended to SWMUD II.
2. This rezoning is also compatible with the South Waterfront Vision Plan's intent to honor its industrial and workforce heritage while developing in a way that will support residential and market expansion.

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. This property is in an urbanized area with ample infrastructure capacity to accommodate future development. There are also numerous capital improvements underway to update road and utility infrastructure in this area.

Action: Approved

Meeting Date: 3/13/2025

Details of Action:

Summary of Action: Approve the I-MU (Industrial Mixed-Use) district because it is consistent with the intent of the district and adopted plans for the area. The HP (Hillside Protection Overlay) would be retained.

Date of Approval: 3/13/2025

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: 4/1/2025

Date of Legislative Action, Second Reading: 4/29/2025

Ordinance Number:

Other Ordinance Number References: O-34-2025

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: