

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-D-23-RZ **Related File Number:**
Application Filed: 1/25/2023 **Date of Revision:**
Applicant: JEFFREY NASH

PROPERTY INFORMATION

General Location: Southwest corner of Cooper St & W 5th Ave
Other Parcel Info.:
Tax ID Number: 94 E N 001.03 **Jurisdiction:** City
Size of Tract: 8005 square feet
Accessibility: Access is via Cooper St, a local street with a 25-ft pavement width within a 35-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (Mixed Use Special District)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is located in a commercial, office and wholesale district near the edge of downtown. The building on this property is located beneath a bridge of W 5th Avenue as it crosses over train tracks to industrial properties to the west.

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

Street: 513 COOPER ST
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial)
Former Zoning:
Requested Zoning: I-MU (Industrial Mixed-Use)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District)

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

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, SUBSECTIONS 1-3, 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's current I-G (General Industrial) zoning district is not reflective of the land uses that surround it. Most adjacent and nearby properties are commercial and office operations. One block to the east is a hub of health and social services for people experiencing poverty and homelessness.
2. As the least intensive industrial district, the requested I-MU (Industrial Mixed-Use) zoning is more compatible with surrounding development.

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

1. The I-MU zoning district is intended to promote the reuse of historic buildings that may no longer be suitable to their original industrial purposes. A broad mix of lighter uses are permitted in I-MU compared to I-G, including commercial, office, retail and residential development.
2. The subject property is a distinct 1930s structure built underneath the 5th Avenue bridge. The unique, historic character of the building - in combination with its less industrial surroundings - make I-MU an appropriate district here.

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. The proposed downzoning to I-MU is not anticipated to have any adverse impacts. In general, I-MU is less likely to produce noxious environmental impacts than the current I-G zoning.

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. I-MU zoning is consistent with the Central City Sector Plan's MUSD- CC12 designation, a Mixed Use Special District based on the Downtown North/I-275 Redevelopment and Renewal Plan. Recommended uses are light industrial and commercial. A downzoning to I-MU also supports the sector plan's greenway trail aspirations along Second Creek just west of the subject property, by reducing the types of uses that could negatively affect environmental health.
2. The proposed rezoning is not in conflict with the General Plan or any other adopted plans.

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. Existing infrastructure and utilities are adequate for the development potential of the I-MU zoning district.

Action:

Approved

Meeting Date: 4/13/2023

Details of Action:

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

Date of Approval: 4/13/2023

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: 5/16/2023

Date of Legislative Action, Second Reading: 5/30/2023

Ordinance Number:

Other Ordinance Number References: O-92-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: