

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-F-25-RZ Related File Number:
Application Filed: 2/17/2025 Date of Revision:
Applicant: GARRETT JERNIGAN

PROPERTY INFORMATION

General Location: Southeast quadrant of Gillespie Ave and Eighth Ave
Other Parcel Info.:
Tax ID Number: 82 H G 038, 039, 040 Jurisdiction: City
Size of Tract: 0.68 acres
Accessibility: Access is via Eighth Avenue, an unstriped local street with 33 ft of pavement width within a right-of-way width that varies from 53 ft to 63 ft. Access is also via Gillespie Avenue, an unstriped local street with 23 ft of pavement width within a right-of-way width that varies from 49 ft to 68 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Central City Plan Designation: LI (Light Industrial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is in a neighborhood with single family houses and duplexes that is bounded by commercial uses along N Sixth avenue to the west and industrial, wholesale, and commercial uses along the railroad to the south and east. The railroad runs approximately 300 ft to the south. First Creek and the First Creek Greenway lie 0.15 miles to the west. The Peters House and Old North Knoxville Historic District, which are listed on the National Register, lie 0.6 miles to the west.

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

Street: 1608 EIGHTH 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: No, it is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

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 provides a compatible transition of land use intensity at this location.

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. This request for a rezoning from the RN-4 (General Residential Neighborhood) district to the I-MU (Industrial Mixed-Use) district is consistent with increasingly intensive activity and land purchases that have occurred in recent years on this block between Eighth and Ninth Avenue, south of Gillespie Avenue. Between 2022 and 2024, a machine and welding company purchased all the residential lots abutting the subject property on Ninth Avenue. Since then, one of the existing single family homes has been demolished and one appears to have been converted into a contractor parking lot, continuing a trend preceding 2007 of formerly residential lots being used for outdoor contractor storage in this area. These more recent changes are consistent with ongoing legacy industrial activity surrounding the subject property to the south, east and west.
2. The I-MU district provides a transition of land use intensity between enduring industrial activity along the rail line near the subject property to the southeast and the residential neighborhood surrounding it to the northwest.

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 for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. This mix is designed to promote the reuse of older, character-giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses. Residential uses are also permitted in the I-MU District, both above the ground floor in mixed-use development, and in multifamily dwellings.
2. The subject property is comprised of three single family lots, one of which is a large end-lot. While these are not older industrial lots, they were zoned I-3 (General Industrial) for many years before the zoning code was updated under Recode in 2020. Community input supported a downzoning to the RN-4 district, though I-MU was also considered for the area. The I-MU district is the only industrial district that has design standards intended to accommodate a pedestrian environment. Permitted uses and dimensional standards provide an opportunity to redevelop these lots in an alternative manner that provides a buffer between longstanding industrial uses and the established residential neighborhood. The location of the subject property is consistent with the intent of the I-MU district.

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 I-MU district acknowledges the heavy industrial activity that has existed near the subject property for many years, while providing redevelopment opportunity that is conscientious of a residential environment. Any non-residential development will be required to provide buffering to

adjacent residential zoning districts, and the I-MU design standards have requirements for pedestrian orientation. There are no undue adverse impacts anticipated to occur with the proposed rezoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. This rezoning brings the subject property into compliance with the Central City Sector Plan and the One Year Plan's land use classification of LI (Light Industrial). I-MU is the least intensive zoning district permitted in the LI land use classification.

2. This rezoning does not conflict with any Development Policies in the General Plan.

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 subject property is in an urbanized area with ample utility and community facility infrastructure to support redevelopment under the I-MU zoning district.

Action: Approved **Meeting Date:** 4/10/2025

Details of Action:

Summary of Action: Approve the I-MU (Industrial Mixed-Use) district because it provides a compatible transition of land use intensity at this location.

Date of Approval: 4/10/2025 **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: 5/13/2025 **Date of Legislative Action, Second Reading:** 5/27/2025

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

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

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

Amendments: **Amendments:**

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