

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-Q-25-RZ Related File Number:
Application Filed: 2/24/2025 Date of Revision:
Applicant: KATHRYN GREER

PROPERTY INFORMATION

General Location: South side of E Magnolia Ave, west side of Randolph St, northwest side of E Depot Ave, east side of N Hall of Fame Drive

Other Parcel Info.:

Tax ID Number: 95 A M 00401, 00402, & 008 **Jurisdiction:** City

Size of Tract: 1.71 acres

Accessibility: Access is via Randolph Street, a local street with a pavement width that varies from 35 ft to 47 ft within a 60-ft right-of-way. Access is also via East Depot Avenue, a local street with a pavement width that varies from 30 ft to 34 ft within a right-of-way width that varies from 55 ft to 65 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Central City **Plan Designation:** MU-SD, MU-CC4 (Mixed-Use Special District, Magnolia Gate)

Growth Policy Plan: N/A

Neighborhood Context: The subject property is at the entrance of the E Magnolia Avenue corridor, which features a mix of commercial, office, residential, and wholesale uses. The surrounding area has been transitioning from industrial uses, and the subject property lies approximately 370 ft to the north of the Covenant Health Park and Smokies Stadium planned development.

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

Street: 305 RANDOLPH ST

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

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

Former Zoning:

Requested Zoning: DK-W (Downtown Knoxville Warehouse Subdistrict)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: In 2001 one of the parcels was rezoned from I-2 (Restricted Manufacturing and Warehousing) to C-6 (General Commercial Park) (10-C-01-RZ). In 2004 the property was rezoned back to I-2 (Restricted Manufacturing and Warehousing) (9-E-04-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD, MU-CC4 (Mixed-Use Special District, Magnolia Gateways)

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 DK-W (Downtown Knoxville, Warehouse) district because it is consistent with changing development conditions in the area.

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 I-MU (Industrial Mixed-Use) district to DK-W (Downtown Knoxville, Warehouse Subdistrict) is compatible with significant changes to the immediate area. 650 feet southeast of this property is the ongoing construction of a multi-use stadium that will have surrounding restaurant, retail, residential and public plaza components. The stadium is anticipated to open in Spring of 2025 and has become a catalyst for new mixed-use development in the area. This changing condition supports the requested rezoning from an industrial district to the DK-W district, which reflects the City's expanding downtown footprint around the stadium development.

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

1. The DK district is intended to accommodate the unique development environment within the downtown area. In order to facilitate a built environment that enhances the varied character of areas downtown, it is divided into five subdistricts. The DK-W subdistrict is characterized by a mix of retail and warehouse uses around the rail line and E Jackson Avenue that continue one block south of the subject property.

2. While the DK-W district currently exists exclusively on the west side of James White Parkway and Hall of Fame Drive, the subject property's location is a logical extension of this district to the east, and it complements City initiatives to better connect the two areas with streetscape and multimodal improvements. The subject property and surrounding lots are historically industrial with numerous warehouse buildings. This is consistent with the intent and character of the DK-W 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. This rezoning from the I-MU district would reduce the number of potentially noxious uses that could be permitted on the site, such as the general industrial use. The DK-W district is more designed for the urban core where there is the potential for heavy foot traffic and dense residential development and amenities.

2. Unlike the I-MU district, the DK-W district has design standards that are evaluated by the Design Review Board. This level of architectural review and the property's location in a growing urban core of the City indicate that the DK-W district is appropriate. DK-W zoning should not cause adverse impacts on this transitioning area.

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. The land use classification for this area in the Central City Sector Plan and the One Year Plan is MU-SD, CC4 (Magnolia Gateways Mixed-Use Special District). This designation describes how both Hall of Fame Drive and Magnolia Avenue are significant gateways to Downtown Knoxville, which are the streets that form the western and northern borders of the subject property. The MU-UC (Mixed Use Urban Corridor) designation is recommended within this Special District, which supports consideration of the DK zone.

2. This expansion of the DK-W district is consistent with the General Plan's Development Policy 4.10 to support downtown Knoxville's growth as a regional center of entertainment, professional services, government and finance. It is also consistent with Policy 4.11 to encourage housing and employment growth downtown to expand the market for retail, restaurants, and other services.

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 located in an urban area with ample utility and transportation infrastructure to accommodate more intensive, pedestrian-oriented development, which is consistent with a rezoning to the DK-W district.

Action: Approved

Meeting Date: 4/10/2025

Details of Action:

Summary of Action: Approve the DK-W (Downtown Knoxville, Warehouse) district because it is consistent with changing development conditions in the area.

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: