

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 5-A-21-SU                      **Related File Number:**  
**Application Filed:** 5/13/2021              **Date of Revision:**  
**Applicant:** BENJAMIN C. MULLINS / OBO ET KNOXVILLE, LLC

## PROPERTY INFORMATION

**General Location:** North of N. Mall Rd., near the intersection of East Town Rd. & Knoxville Center Dr.  
**Other Parcel Info.:** request if for a portion of 3001 Knoxville Center Dr.  
**Tax ID Number:** 59 026 (PORTION OF)                      **Jurisdiction:** City  
**Size of Tract:** 9 acres  
**Accessibility:** The nearest access point to this portion of the Knoxville Center Mall property is off of N. Mall Road, a major collector that runs parallel to I-640 and that is located just to the north of the interstate. It is contained within the I-640 right-of-way, which varies widely in width depending on the measurement point but is always greater than 500 feet. N. Mall Road has a pavement width of approximately 24 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant (former site of mall)  
**Surrounding Land Use:**  
**Proposed Use:** Removal of the previously approved planned district (C) designation              **Density:** from the property.  
**Sector Plan:** North City                      **Sector Plan Designation:** LI (Light Industrial)  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** This property occupies a portion of the parking lot of the former Knoxville Center Mall. The general area includes a mix of uses including commercial, multifamily residential, office, and single family residential uses. I-640 is nearby to the south.

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

**Street:** 3001 Knoxville Center Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-G (General Industrial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Part of parcel 059 026 rezoned from SC-3 to RP-2 in 2017 (Case 7-E-17-RZ); part of parcels 059 059 26 and 059 02603 rezoned from R-1, RB, and I to SC-3 in 1981 (Case 7-L-81-RZ); parcels 059 026, 02603, 02604 & 02605 rezoned to I-G in 2020 (10-L-20-RZ)



the zoning code.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This special use request is for removal of a former planned district designation that exists in the parking lot of the former Knoxville Center Mall. As stated previously, the plans associated with the former planned district were for an apartment complex that was intended to be an infill development but was never built. The plans are no longer vested, and an apartment complex is no longer a desired use for the property.

B. The applicant intends to leave a sliver of land zoned C-R-2 to form a buffer between the distribution center and the apartment complex to the north.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. Removal of the previous planned district will not significantly injure the value of adjacent property.

B. All properties are required to comply with the Article 10 of the City of Knoxville Zoning Ordinance, which regulates the aforementioned impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Removal of the previous planned district will not draw additional traffic.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for future development anticipated to occur on this site.

**Action:** Approved **Meeting Date:** 5/13/2021

**Details of Action:**

**Summary of Action:** Approve the request to remove the previously approved planned district (C) designation from this parcel.

**Date of Approval:** 5/13/2021 **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:** **Date of Legislative Action, Second Reading:**

**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:**