

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-K-21-RZ
Application Filed: 3/29/2021
Applicant: LOGAN HIGGINS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Oswald Street, north of Hiwassee Avenue, and west of N. Broadway Avenue
Other Parcel Info.:
Tax ID Number: 69 N E 00401 & 00402 **Jurisdiction:** City
Size of Tract: 8.16 acres
Accessibility: This property is accessed off of Oswald Street, a local road with a 17-ft pavement width inside an approximately 55-ft right-of-way that varies in width. There is a paved alley along the southern end of the property with a pavement width of approximately 8 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: N/A (within City Limits)
Neighborhood Context: This property is located in the Lincoln Park-Oakwood and Arlington Neighborhoods in an abandoned industrial site on the eastern side of the railroad tracks that cut through this area. The site is generally north of Atlantic Ave and west of N. Broadway Ave. It is surrounded mostly by single family residential dwellings on small lots.

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

Street: 3415 Huron Street & 0 Oswald St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-H (Heavy Industrial) / IH (Infill Housing Overlay) Districts
Former Zoning:
Requested Zoning: I-MU (Industrial Mixed-Use) / IH (Infill Housing Overlay) Districts
Previous Requests:
Extension of Zone: No
History of Zoning: None noted for this property; Infill Overlay was added in 2007

PLAN INFORMATION (where applicable)

Current Plan Category:

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: Michelle Portier

Staff Recomm. (Abbr.): Approve I-MU (Industrial-Mixed Use) zoning because it is more compatible with the surrounding neighborhood than the existing zoning and would bring the property into compliance with the sector plan.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:
THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:

- 1. New sidewalks are proposed approximately 1/3 mile to the south along Atlantic Avenue which will connect N. Broadway with Pershing Avenue. The project is currently out for bid.
- 2. This industrial property was recently deconstructed, making it viable for a different land use. We do not typically count newly abandoned sites as a change in conditions. However, in this instance, the property is disproportionately larger than the small-lot single family homes in the surrounding Lincoln Park and Arlington neighborhoods. This property is just over 8 acres, while the vast majority of single family lots are below ¼ of an acre in area. Therefore, the size of the site makes it a unique opportunity for this community. Development of this site into a mixed use development could provide uses more compatible with the existing neighborhoods than the current I-H (Heavy Industrial) zoning district.

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

- 1. The I-MU Industrial Mixed-Use Zoning 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 multi-family dwellings.
- 2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 property is in the Infill Housing Overlay District, so the development plans would require approval from the Design Review Board.
- 2. The subject parcel is adjacent to I-G (General Industrial) and I-H (Heavy Industrial) on the west and would provide a transition down from the industrial zoning districts to the RN-2 zoning on the east.
- 3. The I-MU (Industrial-Mixed Use) zone allows uses less intense and which are less likely to cause adverse impacts for the surrounding residential properties than uses allowed in the existing I-H zone.
- 4. The property is within a quarter-mile of transit, as there is a KAT bus route that runs along Chickamauga Avenue, with a stop located mid-block between Oswald and Huron Streets.
- 5. The properties are already served by sewer.

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. The I-MU zone is consistent with the Central City Sector Plan's LI (Light Industrial) land use designation.
2. The existing LI designation does not allow consideration of the existing I-H zone, so rezoning these two parcels would bring them into compliance with the sector plan and One Year Plan.

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

Details of Action:

Summary of Action: Approve I-MU (Industrial-Mixed Use) zoning because it is more compatible with the surrounding neighborhood than the existing zoning and would bring the property into compliance with the sector plan.

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: 6/15/2021 **Date of Legislative Action, Second Reading:** 6/29/2021

Ordinance Number: **Other Ordinance Number References:** O-94-2021

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

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

Amendments: **Amendments:**

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