

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 6-G-23-RZ                      **Related File Number:**  
**Application Filed:** 4/24/2023              **Date of Revision:**  
**Applicant:** FRANCO IRAKOZE

## PROPERTY INFORMATION

**General Location:** West side of Sterchi St, south side of Tennessee Ave  
**Other Parcel Info.:**  
**Tax ID Number:** 94 A J 019                      **Jurisdiction:** City  
**Size of Tract:** 15988 square feet  
**Accessibility:** Access is via Sterchi Street, a local street with a 24-ft pavement width within a 38-ft right-of-way. Access is also via Tennessee Avenue, a local street with a 17-ft pavement width within a 19-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** LI (Light Industrial), SP (Stream Protection)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This property is in a transitional area between a single family residential neighborhood and an industrial/commercial node. There is a railway that runs under the Western Avenue bridge to the east of the property.

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

**Street:** 0 STERCHI 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: LI (Light Industrial), SP (Stream Protection)

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 provides an appropriate transition of land use intensities.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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/COUNTY GENERALLY:

1. This parcel is located between industrial and low-density residential zoning. A downzoning of the subject parcel from the I-G (General Industrial) district to the I-MU (Industrial Mixed-Use) zoning district at this location would provide a transition of land use intensities and improve compatibility with the adjacent single-family homes to the west.
2. The subject property used to be adjacent to a busy arterial street until 2019, when Western Avenue was substantially expanded and redirected away from the property and over the railroad tracks to the east. What remains of the street next to the property is now called Sterchi Street, and it functions as a local street for neighborhood use. This makes the area a more appropriate location for consideration of residential development. One key distinction between the I-G and I-MU zoning district is that I-MU zoning permits all residential dwelling types, while I-G permits none. The most intensive uses, such as heavy industrial, are not permitted in I-MU.

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

1. The I-MU zoning district is intended for a mix of light industrial uses and a range of compatible commercial uses such as entertainment, amusement and retail establishments. Residential uses are also permitted in the I-MU district. I-MU zoning is designed for structures that may no longer be suitable for their original industrial purposes and can accommodate a variety of alternative types of uses.
2. While the subject parcel is vacant with no remaining structures on it, the land is no longer an appropriate location for heavy industrial purposes. The property no longer has direct access to an arterial street since the redirection of Western Avenue, and Sterchi Street is more suitable for residential traffic.

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. There are no adverse impacts anticipated to occur with the proposed I-MU zoning. It is a less intensive district than I-G, which makes it more compatible with the adjacent RN-2 (Single-Family Residential Neighborhood) zoned properties along Tennessee Avenue to the west.

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 proposed rezoning is consistent with the Central City Sector Plan's LI (Light Industrial) land use classification for the area.
2. The property is next to East Third Creek, which is classified as an impaired waterway due to contamination by pollutants. Downzoning and removing heavy industrial and other highly intensive land

uses from this location is compatible with the General Plan's development policy 7.2 to protect water resources by reducing pollution. It is also consistent with policy 8.5 to protect neighborhoods from intrusive uses and other blighting influences.

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 is a developed area with adequate infrastructure capacity for the range of land uses that area permitted in I-MU zoning.

**Action:** Approved **Meeting Date:** 6/8/2023

**Details of Action:**

**Summary of Action:** Approve I-MU (Industrial Mixed-Use) zoning because it is consistent with the sector plan and provides an appropriate transition of land use intensities.

**Date of Approval:** 6/8/2023 **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:** 7/11/2023 **Date of Legislative Action, Second Reading:** 7/25/2023

**Ordinance Number:** **Other Ordinance Number References:** O-111-2023

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

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

**Amendments:** **Amendments:**

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