

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-P-24-RZ Related File Number:
Application Filed: 4/29/2024 Date of Revision:
Applicant: KNOX ONCORE, LLC

PROPERTY INFORMATION

General Location: East side of Marion St, southeast side of May Ave, north side of W Fifth Ave
Other Parcel Info.:
Tax ID Number: 94 E A 001-002, 004-013, 015-020 **OTHER:** AND 094 F F **Jurisdiction:** City
Size of Tract: 11.26 acres
Accessibility: Access is via W Fifth Avenue, a major collector with a variable pavement width within an approximate 90-ft right-of-way; Marion Street, a local road with a pavement width of 24 ft within a right-of-way; and May Avenue, a local road with a pavement width of 25 ft with an approximate 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Industrial (Manufacturing), Transportation/Communications/Utilities
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Central City **Plan Designation:** MU-SD (Mixed Use Special District), SP (Stream Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The property is located northwest of downtown on the east side of the I-275 interstate and west side of Second Creek. The area has a mix of industrial and commercial uses.

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

Street: 1000 May Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-H (Heavy Industrial), F (Floodplain Overlay)
Former Zoning:
Requested Zoning: C-H-1 (Highway Commercial), F (Floodplain Overlay)
Previous Requests:
Extension of Zone: No, this will not be extension. However, the C-H-1 zone is across the street to the south.
History of Zoning: In 1997, a portion of this property was rezoned from OS to I-3 (10-A-97-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the C-H-1 (Highway Commercial) zoning district it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full): The F (Floodplain) overlay would be retained.

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. The area along the edge of downtown has experienced some major infrastructure developments in recent years, including the multi-use stadium currently under construction. Between 2021-24, the City completed a 5.5-million dollar road expansion and improvement project along the west boundary of the site (I-275 Business Park Access Improvements Project), which entailed a new two-lane road from Fifth Avenue to Bernard Avenue, a new a ten-foot multipurpose trail from Fifth Avenue to Baxter Avenue (Second Creek Greenway), and other nearby sidewalk and intersection improvements.

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

1. The C-H-1 district intends to accommodate higher-intensity commercial uses.

2. The existing I-H (Heavy Industrial) zoning district is not reflective of the subject property's current land uses that has been vacant for almost the last ten years. The proposed rezoning will be compatible with other commercial districts in the downtown edge area. The recent road infrastructure improvements support higher-intensity commercial uses here.

3. 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 proposed down-zoning to C-H-1 is not anticipated to have any adverse impacts. In general, C-H-1 zoning is less likely to produce noxious environmental impacts than the current I-H district.

2. The former industrial site has brownfield status. New developments would be required to comply with appropriate TN Department of Environmental Conservation guidelines during the permitting process.

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 C-H-1 district is consistent with the sector plan and One Year Plan's MU-SD MU-CC10 (Gateway Corridor Mixed Use District) land use classification, which recommends a mix of uses, including commercial.

2. The I-275/North Central Street Corridor Study (2007) identifies this area as 'Focus Area for Economic and Mixed-Use Development' that encourages development through a mix of use (page 18-19 of the study). The proposed rezoning is consistent with the study's intent.

3. The proposed rezoning is consistent with the General Plan's development policy 9.11 that recommends to locate community-serving commercial areas where they can be easily shared by several neighborhoods. The property's location at the edge of downtown in tandem with recent connectivity improvements makes this property easily accessible by multiple nearby neighborhoods.

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. Existing infrastructure and utilities are adequate for the development potential of the C-H-1 zoning district.

Action: Approved

Meeting Date: 6/13/2024

Details of Action:

Summary of Action: Approve the C-H-1 (Highway Commercial) zoning district it is consistent with the sector plan and surrounding development.

Date of Approval: 6/13/2024

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: 7/9/2024

Date of Legislative Action, Second Reading: 7/23/2024

Ordinance Number:

Other Ordinance Number References: O-94-2024

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: