

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-A-22-RZ **Related File Number:**
Application Filed: 5/9/2022 **Date of Revision:**
Applicant: HOSPITALITY PANTRIES, INC.

PROPERTY INFORMATION

General Location: East of Davanna St., south of W. Scott Ave.
Other Parcel Info.:
Tax ID Number: 81 N E 003 **Jurisdiction:** City
Size of Tract: 0.63 acres
Accessibility: Access is via W. Scott Avenue, a local street with a 20-ft pavement width within a 48-ft right-of-way.
Access is also via Davanna Street, a local street with 30-ft pavement width within a 55-ft right-of-way.
Access is also via Bayless Avenue, an alley with a 12-ft pavement width within a 14-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD, MU-CC13
Growth Policy Plan: N/A
Neighborhood Context: This is an urban area with a diverse range of land uses. Single family residences are interspersed among warehouse, office, commercial, industrial and government-owned properties. There are several vacant and forested lots and Second Creek runs near the southwest edge of the subject property.

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

Street: 0 W. Scott Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)
Former Zoning:
Requested Zoning: I-MU (Industrial Mixed-Use)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve I-MU (Industrial Mixed-Use) zoning because it is consistent with the sector plan and with surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, 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. Most of the properties directly surrounding the subject parcel are zoned I-MU (Industrial Mixed-Use) or I-G (General Industrial). The Central City Sector Plan recommends a mixed-use composition for this area, including light industrial.

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

1. The I-MU 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. Residential uses are also permitted in the I-MU District.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject property is currently cleared and vacant. There are no adverse impacts anticipated with the proposed zoning change.

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 zone change from RN-4 (General Residential Neighborhood) to I-MU is in alignment with the sector plan and does not conflict with any other adopted plans.

Action: Approved Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve I-MU (Industrial Mixed-Use) zoning because it is consistent with the sector plan and with surrounding development.

Date of Approval: 7/14/2022 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: 8/9/2022 Date of Legislative Action, Second Reading: 8/23/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

O-117-2022

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Effective Date of Ordinance: