

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-E-24-RZ                      **Related File Number:**  
**Application Filed:** 5/21/2024              **Date of Revision:**  
**Applicant:** BENJAMIN C. MULLINS

## PROPERTY INFORMATION

**General Location:** West side of Erin Dr, south of Baum Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 121 H A 007                      **Jurisdiction:** City  
**Size of Tract:** 2.3 acres  
**Accessibility:** Access is via Erin Drive, a local street with a pavement width of 30-ft within a 50-ft right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** West City                      **Plan Designation:**  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This property is located in the Bearden area. The surrounding area consists of various industrial, office, and commercial uses. A Catholic church and school is south of the site.

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

**Street:** 315 ERIN DR  
**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, this is not an extension  
**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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the I-MU (Industrial Mixed Use) district because it is consistent with the One Year Plan and compatible with the surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:  
THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. Since 2013, the majority of new developments that have been constructed in the vicinity surrounding the subject area have been commercial in nature or for institutional purposes.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The I-MU (Industrial Mixed-Use) district is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses. The I-MU district is designed to promote the reuse of older, character giving structures that may no longer be suitable for their original industrial purposes, but can accommodate a variety of alternative types of uses.

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 proposed I-MU district is not anticipated to adversely affect the surrounding area as it would provide a more transitory buffer between industrial uses and commercial and office uses and is meant to provide for an array of use types.

2. The surrounding area features a variety of uses including commercial, office, and public quasi-public (church and school). The surrounding area is aligned more closely with the intent of the I-MU zone than the present I-G zone since it contains a wider range of retail and service uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated BP-1 (Business Park Type 1). Under the City's One Year Plan and the West City Sector Plan, which allows consideration of the I-MU district.

2. The rezoning complies with the General Plan's development policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The dimensional standards and allowable uses in the I-MU district are more compatible with the surrounding development compared to those in the I-G district.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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 an urbanized area with ample utility and facility infrastructure to support a rezoning of this site. The area is served by the Knoxville Utility Board (KUB) for water and sewer services.

2. The City of Knoxville has established a Fall 2024 bid date for the Baum Drive Stormwater Improvements Project, which aims to improve the drainage conditions of Erin Drive and Baum Drive by constructing a stormwater system to improve stormwater management in the area.

Action:

Approved

Meeting Date: 7/11/2024

**Details of Action:**

**Summary of Action:** Approve the I-MU (Industrial Mixed Use) district because it is consistent with the One Year Plan and compatible with the surrounding development.

**Date of Approval:** 7/11/2024

**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:** 8/6/2024

**Date of Legislative Action, Second Reading:** 8/20/2024

**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:**