

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 7-G-22-SP **Related File Number:**
Application Filed: 5/31/2022 **Date of Revision:**
Applicant: DOMINION RIVERSIDE, LLC

PROPERTY INFORMATION

General Location: South side of Riverside Dr., west of James White Parkway
Other Parcel Info.:
Tax ID Number: 95 J B 002 **Jurisdiction:** City
Size of Tract: 8.1 acres
Accessibility: Access is via Riverside Drive, a major collector, with a pavement width of 52-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Industrial
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI , HP & SP
Growth Policy Plan: N/A
Neighborhood Context: This is an underutilized industrial area between the right-of-way of a railroad line, the James White Parkway overpass and the Tennessee River. Residential areas and park lands are also in the vicinity.

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

Street: 1624 Riverside Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-H (Heavy Industrial) & HP (Hillside Protection)
Former Zoning:
Requested Zoning: DK-E (Downtown Knoxville Edge), HP (Hillside Protection Overlay) & F (Floodway Overlay)
Previous Requests:
Extension of Zone: Yes, MU-RC is adjacent to the west.
History of Zoning: 11-L-93-RZ: I-2 to I-4

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial), HP (Hillside Protection & SP (Stream Protection)
Requested Plan Category: MU - RC (Mixed Use Regional Center), HP (Hillside Protection) & SP (Stream Protection)

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the sector plan amendment to MU-RC (Mixed Use Regional Center), HP (Hillside Protection) & SP (Stream Protection) because is a minor extension and meets the location criteria of the land use classification.

Staff Recomm. (Full):

Comments:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This area has transitioned to primarily vacant and underutilized industrial properties adjacent to the Tennessee River.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced to this area, however, the subject property is within 500-ft of a transit stop, adjacent to the James White Greenway and served by KUB.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The MU-RC land use classification covers approximately 385 acres of the downtown Knoxville area. This request represents an approximate 8 acre area, adjacent to downtown. The subject property is bounded on two sides by the right-of-way for the overpass of James White Parkway and a railroad line, as well as the Tennessee River along the southern boundary. The MU-RC classification is envisioned to be the highest intensity mixed use centers. These districts should be served by sidewalk and transit systems and be located on a major arterial, adjacent to an interstate, highway or adjacent to downtown. This development request is for a rezoning, sector plan amendment and one year plan amendment to redevelop this underutilized industrial area.

2. The site is located within less than 500-ft of an existing transit stop, adjacent to an existing park and near an opportunity area identified in the Central City Sector Plan as the Northeast Waterfront, that was noted as having the potential to allow of mix of uses similar to the South Waterfront District across the river.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This area east of E. Hill Avenue has continued to see redevelopment, primarily in the form of multi-dwelling residential since 2010. This change in the development pattern has prompted significant interest in residential development in vacant and underutilized properties near downtown and adjacent to the Tennessee River.

2. Local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of a mixed use special district could enable in this area.

Action:

Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to MU-RC (Mixed Use Regional Center), HP (Hillside Protection) & SP (Stream Protection) because is a minor extension and meets the location criteria of the land use classification.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/23/2022

Other Ordinance Number References: O-114-2022

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: