

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**



**File Number:** 7-H-24-PA                      **Related File Number:** 7-T-24-RZ  
**Application Filed:** 5/30/2024              **Date of Revision:**  
**Applicant:** ASYLUM AVE. LLC

## **PROPERTY INFORMATION**

**General Location:** Southeast side of Blackstock Ave, northeast of Western Ave overpass  
**Other Parcel Info.:**  
**Tax ID Number:** 94 L A 02401                      **Jurisdiction:** City  
**Size of Tract:** 3.54 acres  
**Accessibility:** Access is via Blackstock Avenue, a major collector street with a 25-ft pavement width within a 55-ft right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Commercial, Transportation/Communications/Utilities, Agriculture/Forestry/Vacant Land  
**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:** This is a historically industrial area near Second Creek surrounded by overpasses and a railroad. It is walking distance from the Sansom Sports Complex to the west. It is also walking distance from Worlds Fair Park downtown and the Fort Sanders neighborhood via a pedestrian crossing under the railroad.

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

**Street:** 940 BLACKSTOCK AVE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** C-G-2 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** DK-E (Downtown Knoxville-Edge Subdistrict)  
**Previous Requests:**  
**Extension of Zone:** Yes, it is an extension of the plan designation and zoning district.  
**History of Zoning:** In 2007, a rezoning from I-3 (General Industrial) to C-2 (Central Business District) was approved for most of the subject parcel (10-R-07-RZ).

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** MU-SD, MU-CC10 (Mixed Use Special District, Gateway Corridor), SP (Stream Protection)

Requested Plan Category: MU-RC (Mixed Use Regional Center), 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:                      Jessie Hillman

Staff Recomm. (Abbr.):                      Approve the MU-RC (Mixed Use Regional Center) land use classification because it is consistent with the land use plan's recommendations and development trends in the area. The SP (Stream Protection) classification would be retained.

Staff Recomm. (Full):

Comments:                                      PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. The subject property's existing land use classification of MU-SD, CC-10 (Mixed-Use Special District, Gateway Corridor) is not the result of an error or omission in the One Year Plan. This classification stems from the adopted Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan, and pertains to the area between I-275 and Second Creek south of Woodland Avenue, and between I-40 and the railroad tracks west of Second Creek.
2. However, the vision and recommendations of the Gateway Corridor Mixed Use Special District are generally compatible with the requested MU-RC (Mixed Use Regional Center) designation, and MU-RC could have been included in the list of recommended land uses. This area is called the Gateway Corridor because these properties are considered gateways to downtown. Downtown is considered an exemplar of a regional mixed use center in the Land Use Classification Table. The plan calls for vertical mixed-use development, retail commercial, residential and office development. All of these uses are consistent with at least one of the recommended zoning districts in the MU-RC land use, and this context warrants considerations of the plan amendment request.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The property's main access is on Blackstock Avenue, a major collector street with sidewalks. Although there have not been significant new roads or utilities installed recently, this is an area with ample utility and road infrastructure for future development.
2. This property may seem remote with its location beneath two overpasses and the way it is divided from properties to the south by a three-lane railroad. However, a long-standing pedestrian crossing runs underneath the railroad to the east that could connect the subject property directly to Worlds Fair Park and the Fort Sanders neighborhood via a complete network of sidewalks.
3. This walkable access potential and close proximity to Downtown Knoxville's Central Business District is consistent with the land use description of the requested MU-RC (Mixed Use Regional Center) classification.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy that are relevant to the requested plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans that pertain directly to the requested land use amendment.

Action:    Approved

Meeting Date:                                      7/11/2024

Details of Action:

**Summary of Action:** Approve the MU-RC (Mixed Use Regional Center) land use classification because it is consistent with the land use plan's recommendations and development trends in the area. The SP (Stream Protection) classification would be retained.

**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:**