

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**CENTRAL CITY SECTOR PLAN AMENDMENT**



**File Number:** 7-H-24-SP                      **Related File Number:**  
**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, this is an extension of the plan designation.  
**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: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

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

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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 Central City Sector Plan. This classification stems from the adopted Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan, which pertains to the area between I-275 and Second Creek south of Woodland Avenue and the area between I-40 and the railroad tracks west of Second Creek. However, the vision and recommendations of the Gateway Corridor Mixed Use Special District are generally compatible with the requested MU-RC designation, and MU-RC could have been included in the list of recommended land uses. It is called the Gateway Corridor because these properties are considered gateways to downtown. It 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 CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

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

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

1. The Sansom Sports Complex completed a third playing field within the past year adjacent to the subject property to the west. The Emerald Youth Foundation oversees and operates this 14-acre sports complex that provides facilities for soccer, lacrosse, flag football and performance training for the children of Knoxville. Before the sports complex development began, that property was used for heavy industrial purposes. This shift in land use demonstrates a trend towards less intensive uses in an area that has close proximity to Downtown Knoxville.

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:**