

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-M-22-RZ  
Application Filed: 5/25/2022  
Applicant: JOE PETRE

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** South side of W. Vine Ave., east side of Locust St., north side of Cafego Pl  
**Other Parcel Info.:**  
**Tax ID Number:** 94 L C 003 & 002 **Jurisdiction:** City  
**Size of Tract:** 0.67 acres  
**Accessibility:** Access is via W. Vine Ave, a local street with a pavement width of 29-ft, Locust St, a local street with a pavement width of 20-ft and Cafego Pl, a local street with a pavement width of 15-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Central City **Sector Plan Designation:** MU-RC  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** This area is a mix of multifamily residential, office and public/quasi-public uses.

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

**Street:** 516 & 520 W. Vine Ave.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** DK- G (Downtown Knoxville Grid Subdistrict)  
**Former Zoning:**  
**Requested Zoning:** DK- B (Downtown Knoxville Boulevards Subdistrict)  
**Previous Requests:**  
**Extension of Zone:** Yes, DK-B is adjacent.  
**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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve DK-B (Downtown Knoxville Boulevards Subdistrict) zoning because it is consistent with the 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. This area of downtown north of W. Summitt Hill Drive, east of S. Broadway and west of S. Gay Street is a mix of DK-G and DK-B zone districts. The area consists of residential and office uses with surface parking lots, a hotel, a church and the LMU law school campus. Recent development in this area has primarily been multifamily residential.

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

1. The DK-B zone district and the DK-G zone district are fairly well dispersed in downtown Knoxville in this area, there are minor differences between the two zone districts, however, the DK-B zone permits structures that are only multi-family residential that do not have commercial or office on the ground floor. The variability in the required setbacks between DK-G and the requested DK-B, include the potential for a slightly larger build-to-zone from the street lot line. Both districts have façade standards and there a minor differences between the two districts however, the DK-B zone district requires slightly less required entries per linear foot of right-of-way frontage. The subject property is surrounded on three sides by public right-of-way so there will be several required entrances to break up the facades adjacent to the street. The DK-B district also requires more transparency of the front façade on the upper floors rather than the DK-G district. The DK-B district standards are consistent with and/or require more pedestrian level design features than the existing development in the area.

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 currently has an office building and a surface parking lot. Redevelopment of this lot under the DK-B district standards is not expected to create any adverse effects in this area, particularly since the primarily development in recent years has been multi-family residential on this block of W. Vine Avenue.  
2. This area is well served by transit and sidewalks.

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 is consistent with the One Year Plan and Central City Sector Plan, as well as all other adopted plans.

Action:

Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action:

Approve DK-B (Downtown Knoxville Boulevards Subdistrict) zoning because it is consistent with the surrounding development.

Date of Approval:

8/11/2022

Date of Denial:

Postponements: 7/14/2022

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 9/6/2022

**Date of Legislative Action, Second Reading:** 9/20/2022

**Ordinance Number:**

**Other Ordinance Number References:** O-125-2022

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**