

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-T-22-RZ Related File Number: 7-B-22-PA
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 Pkwy
Other Parcel Info.:
Tax ID Number: 95 J B 002 Jurisdiction: City
Size of Tract: 8.1 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Central City Sector Plan Designation: LI, HP & SP
Growth Policy Plan: N/A
Neighborhood Context:

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 Overlay) & F (Floodplain Overlay)
Former Zoning:
Requested Zoning: DK-E (Downtown Knoxville Edge Subdistrict) & HP (Hillside Protection Overlay) & F (Floodplain Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial), HP & SP
Requested Plan Category: MU (Mixed Use) - RC, HP & SP

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-E (Downtown Edge Subdistrict), HP (Hillside Protection Overlay) & F (Floodway Overlay) zoning because it is a transition area adjacent to downtown.

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 east of E. Hill Avenue has continued to see redevelopment, primarily in the form of multi-dwelling residential since 2010.
- 2. Existing industrial zoned areas along the Northeast Waterfront area have become vacant and/or underutilized in the last decade as well, particularly in this area between the right-of-way of the overpass of James White Parkway, the railroad line and the Tennessee River.

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

- 1. This is a transition area between downtown Knoxville, the right-of-way of major roadways, parks and semi-vacant industrial areas. The DK-E district is intended to address areas transition areas between the higher intensity environment of Downtown and adjacent smaller-scale mixed-use areas. The DK-E Subdistrict facilitates mixed-use development with standards that focus on compatibility with adjacent development.

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. This property is well-suited for redevelopment under the DK-E district and adverse effects are not anticipated.

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 amendment is consistent with recommended extension of the MU-RC land use classification for both the sector plan and the one year plan.
- 2. This amendment is consistent with all other adopted plans.

Action:

Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action:

Approve DK-E (Downtown Edge Subdistrict), HP (Hillside Protection Overlay) & F (Floodway Overlay) zoning because it is a transition area adjacent to downtown.

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

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

O-116-2022

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Effective Date of Ordinance: