

CASE SUMMARY

APPLICATION TYPE: REZONING



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

PROPERTY INFORMATION

General Location: South side of Blackstock Ave, northeast side of Western Ave
Other Parcel Info.:
Tax ID Number: 94 L A 02401 **Jurisdiction:** City
Size of Tract: 3.54 acres
Accessibility:

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:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

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

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the DK-E (Downtown Edge) district because it is consistent with development changes in the area and the zoning intent.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. The subject property contains historic buildings built in the early 1900s that were originally used as regional factory headquarters, showrooms and warehouses. Its more current use for over 30 years has been as a live music and entertainment venue. Although the subject property has an industrial history and is surrounded by some ongoing industrial uses, it has functioned as an extension of the downtown nightlife scene for many years.
2. The recent completion of the Sansom Sports Complex, which provides sports recreation fields for City students engaged with the Emerald Youth Foundation, transitioned legacy industrial property to park space. This development adjacent to the subject property demonstrates a transition of land use and intensity that reflects the area’s advantageous location next to downtown Knoxville.
3. Considering the context of development trends and existing land use, the requested DK-E (Downtown Edge) rezoning provides a logical extension of this district.

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

1. The DK district is intended to accommodate the unique development environment within downtown. To facilitate development that reinforces and enhances the existing varied character of downtown Knoxville, the DK district is divided into five subdistricts that include tailored dimensional and design standards related to their specific contexts. The purpose of the DK-E subdistrict is to address areas of transition between the higher intensity environment of downtown with adjacent smaller-scale mixed-use areas. The DK-E standards focus on compatibility with adjacent development.
2. This rezoning is a minor extension of the DK-E district from across Second Creek to an area enclosed by rights-of-way with a diverse mix of existing land uses. There is potential for the subject property to be accessible to foot traffic from World’s Fair Park via an established pedestrian underpass crossing the railroad nearby. These conditions are aligned with the intent of the DK-E district as described in the zoning code.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There are no adverse impacts anticipated to occur with the proposed rezoning to a district that is designed to foster compatibility with adjacent development. The DK-E district permits fewer uses than the property’s existing C-G-2 (General Commercial) district, and most of the uses permitted in DK-E zoning are also permitted in C-G-2.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This is a heavily developed area with ample utility infrastructure. The property may benefit from a reopening of the pedestrian underpass to provide direct walkable access to downtown, as it is currently

gated off at a City-owned parking lot.

Action: Approved

Meeting Date: 7/11/2024

Details of Action:

Summary of Action: Approve the DK-E (Downtown Edge) district because it is consistent with development changes in the area and the zoning intent.

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:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

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: