

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-I-21-RZ **Related File Number:**
Application Filed: 6/28/2021 **Date of Revision:**
Applicant: TYLER SANFORD

PROPERTY INFORMATION

General Location: Northwest side of W. Burwell Avenue, west of N. Central Street
Other Parcel Info.:
Tax ID Number: 81 G D 040 &041 **Jurisdiction:** City
Size of Tract: 0.51 acres
Accessibility: Access is via West Burwell Avenue, a local road with a pavement width of 40-ft, with a right-of-way width of 42-ft, and Bond Street, a local road with a pavement width of 24-ft within a right-of-way width of 55-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building and vacant land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: N/A (within City limits)
Neighborhood Context: The property is located in an area with large industrial lots, with some commercial and office uses nearby.

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

Street: 119 & 129 W. Burwell Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-H (Heavy Industrial)
Former Zoning:
Requested Zoning: I-MU (Industrial Mixed-Use)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted for this property.

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:

Levan King Cranston

Staff Recomm. (Abbr.):

Approve I-MU (Industrial-Mixed Use) zoning because it is more compatible with the surrounding area than the existing zoning and will bring the property into conformance with the Central City Sector Plan.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:

1. The Central City sector plan land use classification is LI (Light Industrial), which does not support the subject property's current I-H (Heavy Industrial) zoning. Rezoning this property to I-MU (Industrial Mixed-Use) will bring this property into conformance with the Central City Sector Plan.
2. Over the past several years this area has transitioned from heavy industrial uses into less intensive uses such as commercial and mixed-use.

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

1. The I-MU (Industrial Mixed-Use) Zoning District is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. This mix is designed to promote the reuse of older, character giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses. Residential uses are also permitted in the I-MU (Industrial Mixed-Use) District, both above the ground floor in mixed-use development, and in multi-family dwellings.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. The I-MU (Industrial-Mixed Use) zone allows uses that are less intense and are less likely to cause adverse impacts to surrounding properties than uses allowed in the existing I-H zone.

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 I-MU zone is consistent with the Central City Sector Plan's LI (Light Industrial) land use designation.
2. The existing LI (Light Industrial) land use classification does not allow consideration of the existing I-H zone. Rezoning the property would bring it into compliance with the Central City Sector Plan and One Year Plan.

Action:

Approved

Meeting Date: 8/12/2021

Details of Action:

Summary of Action:

Approve I-MU (Industrial-Mixed Use) zoning because it is more compatible with the surrounding area than the existing zoning and will bring the property into conformance with the Central City Sector Plan.

Date of Approval:

8/12/2021

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: 9/7/2021

Date of Legislative Action, Second Reading: 9/21/2021

Ordinance Number:

Other Ordinance Number References: O-121-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: