

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-E-21-RZ **Related File Number:**
Application Filed: 7/23/2021 **Date of Revision:**
Applicant: JOE PETRE / LAWLER-WOOD, LLC

PROPERTY INFORMATION

General Location: East side of S. Gay Street across from the intersection of Wall Avenue
Other Parcel Info.:
Tax ID Number: 95 I A 04101 **Jurisdiction:** City
Size of Tract: 0.54 acres
Accessibility: Access is via S. Gay Street, a minor arterial road with a pavement width of 38-ft within a 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-RC (Mixed Use Regional Center)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is one of the few "missing teeth" along downtown's S. Gay Street corridor. It is located in the block south of W. Summit Hill Drive, adjacent to Mast General Store, and is part of the Gay Street Commercial Historic District which contains a mixture of office, retail and residential development.

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

Street: 350 S. Gay St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: DK-H (Downtown Knoxville Historic Core Subdistrict)
Former Zoning:
Requested Zoning: DK-G (Downtown Knoxville Grid Subdistrict)
Previous Requests:
Extension of Zone: No
History of Zoning: 2-P-07-RZ added the downtown design overlay in 2007

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 DK-G (Downtown Knoxville Grid) zoning because it is compatible with existing zoning in the area, including the requirement to meet standards in the City's Downtown Design guidelines.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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/COUNTY GENERALLY.

1. 350 S. Gay Street is one of few vacant properties left in this corridor. The proposed rezoning to DK-G supports the development potential and buildability of the site, maximizing what little land is left in the Gay Street corridor. The proposed rezoning to DK-G is complementary to the increase in recent downtown residential and commercial developments.

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

1. DK-G zoning is intended for the intensively developed central area of Knoxville, with standards that help maintain a pedestrian-oriented, mixed-use environment. The DK-G and DK-H zoning districts are very similar with two main differences being the maximum allowable height, and minimum build-to percentage.

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. Since the property adjoins the historic Cal Johnson Building to the east (301 State Street) and is part of the Gay St. Commercial National Register Historic District, new construction needs to be built in a manner that protects the integrity of adjacent buildings and the historic setting and context. Any proposed development plan for this property will be reviewed by the Design Review Board under both the existing and proposed zoning. This review process will help ensure that future development is appropriate and will mitigate any adverse impacts through application of the development standards for new construction in National Register Historic Districts, contained in the Downtown Knoxville Design Guidelines.

2. DK-G zoning does not have a maximum height requirement, whereas the existing DK-H zoning limits structures to 125 ft. However, buildings more than 85 ft in height must incorporate an "upper-story setback" in the front facade of at least 10 ft above the third story. This helps to minimize the visual impact of buildings taller than their surroundings, and help maintain a consistent visual experience for pedestrians and those driving along the corridor. The DK-G zone also has a minimum build-to percentage of 80% to help maintain a consistent streetscape.

3. The property is located in an area already well-served by infrastructure and public transit. Any

proposed vehicular access to S. Gay Street will be considered in the design review that would be required for development of this property.

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 Central City Sector Plan designates this parcel as MU-RC (Regional Mixed Use Center) classification, which is intended for high intensity mixed-use in areas.

2. The proposed rezoning allows redevelopment of the property to fill an existing gap and help complete a continuous street-wall along S. Gay Street.

Action: Approved **Meeting Date:** 9/9/2021

Details of Action:

Summary of Action: Approve DK-G (Downtown Knoxville Grid) zoning because it is compatible with existing zoning in the area, including the requirement to meet standards in the City's Downtown Design guidelines.

Date of Approval: 9/9/2021 **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: 10/5/2021 **Date of Legislative Action, Second Reading:** 10/19/2021

Ordinance Number: **Other Ordinance Number References:** O-126-2021

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**