

▶ **FILE #:** 5-G-16-RZ

AGENDA ITEM #: 38

AGENDA DATE: 5/12/2016

▶ **APPLICANT:** PHE GASKETS, LLC

OWNER(S): PHE Gaskets, LLC

TAX ID NUMBER: 69 L A 013, 014 & 015

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 1307 Karnes Ave

▶ **LOCATION:** Northeast side Karnes Ave., northwest side McKinley St.

▶ **APPX. SIZE OF TRACT:** 1.6 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Karnes Ave., a local street with 17' of pavement width within 20' of right-of-way, or McKinley St., a local street with 19' of pavement width within 30' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** C-3 (General Commercial)

▶ **ZONING REQUESTED:** C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Vacant office

▶ **PROPOSED USE:** Office/fabrication

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Railroad right-of-way and vacant land / R-2 (General Residential)

South: McKinley St., Warehouses / C-3 (General Commercial)

East: Warehouse / C-3 (General Commercial)

West: Karnes Ave. - Businesses / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with indoor commercial and light industrial uses under C-3 zoning. The residential neighborhood to the northwest is zoned R-2.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.**

The requested C-6 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is consistent with the surrounding development pattern. C-6 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-6 uses will be compatible with the surrounding land uses and zoning pattern. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits for any new construction.

COMMENTS:

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. C-6 zoning is consistent with both the sector plan and One Year Plan designations for the property.
2. C-6 uses will be compatible with the surrounding land uses and zoning pattern.
3. C-6 zoning is appropriate for this site, which is adjacent to other commercial uses and zoning.

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

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.

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. C-6 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The impact on the street system will depend on the type of development proposed. There is a large warehouse building located on the subject property. The applicant is proposing to conduct fabrication on site, which requires the requested C-6 zoning.
3. C-6 zoning requires administrative plan review and approval by MPC staff prior to issuance of building permits for new construction, building expansion or major site improvements.
4. Public water and sewer utilities are available to serve the site.

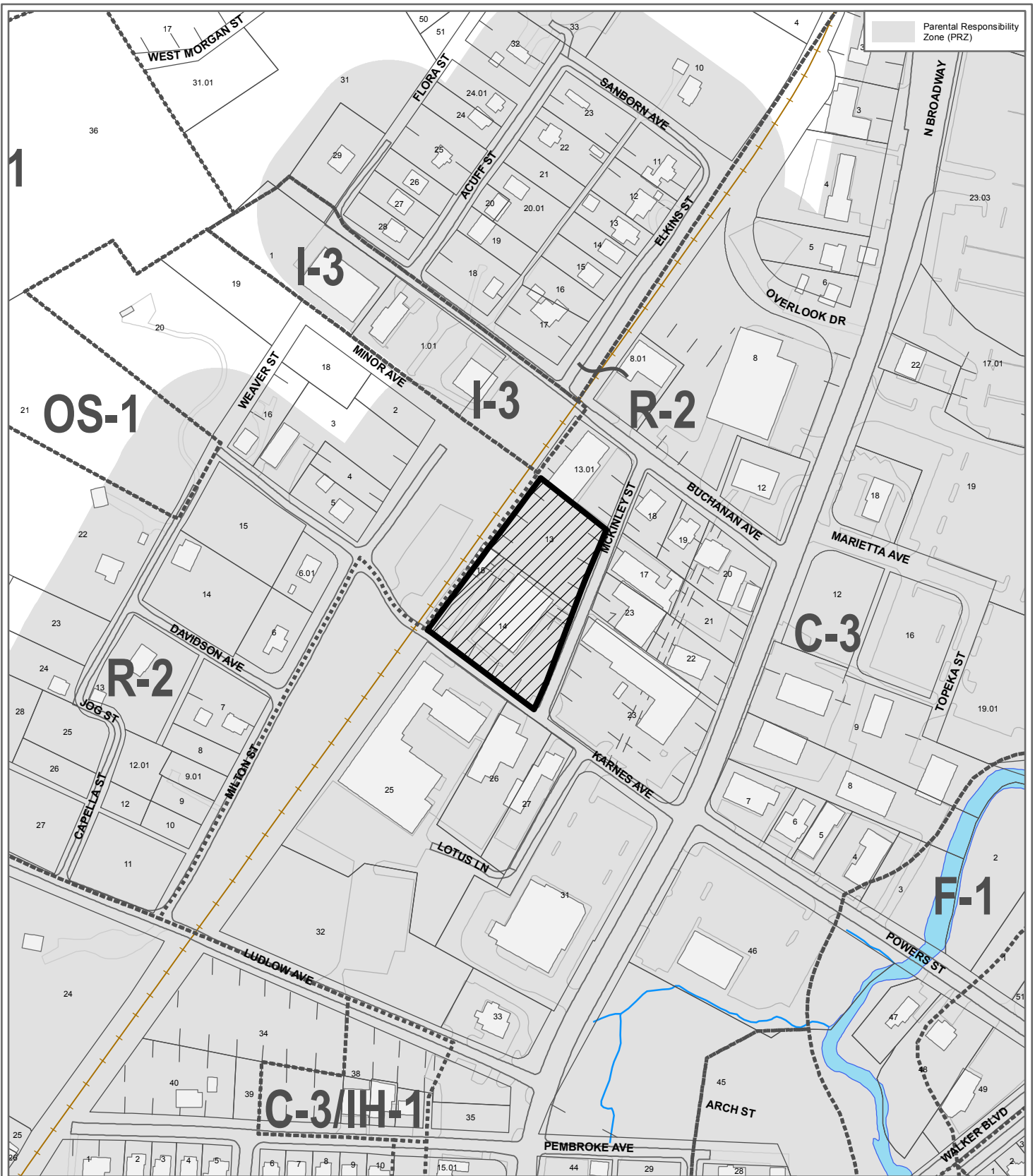
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan and the City of Knoxville One Year Plan both designate this site within a Mixed Use Special District MU-SD (MU-CC7), which allows consideration of the proposed C-6 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/7/2016 and 6/21/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



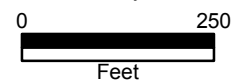
**5-G-16-RZ
REZONING**

From: C-3 (General Commercial)
To: C-6 (General Commercial Park)



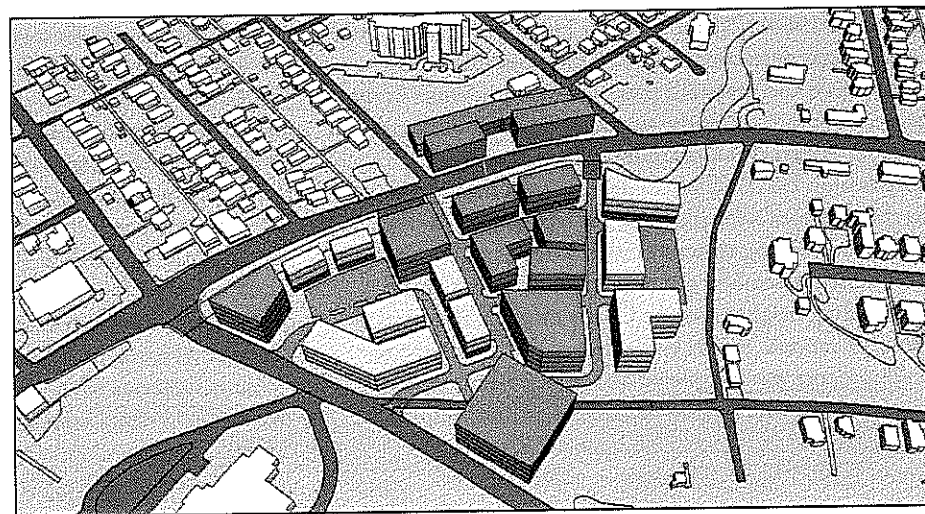
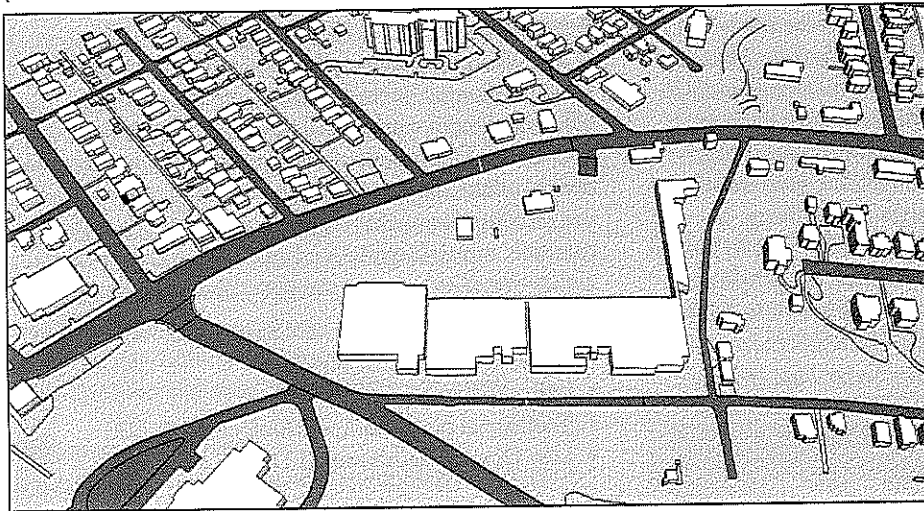
Petitioner: PHE Gaskets, LLC

Map No: 69
Jurisdiction: City



Original Print Date: 4/18/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**MU-CC7:
Broadway Mixed Use District
(Hall of Fame Drive to I-640)**



A visualization of the redevelopment of the Broadway Shopping Center

In 1905, a trolley line was constructed on Broadway, connecting Emory Place to Fountain City. Before WWII, Broadway was mainly a residential corridor. After WWII, with the establishment of the federal highway program, the character of the road changed from a road supporting mass transit, slow travel speeds, shallower setbacks, and neighborhood-serving businesses to a road designed primarily for the automobile with higher travel speeds, large signs, large parking lots in front of strip commercial development, larger setbacks and loss of green space.

Within the boundaries of this district, properties that front both sides of Broadway are fully within the Central City Sector from Hall of Fame Drive to the south side of Washington Pike. When developing new zoning for the Broadway corridor, the recommendations of the *East City Sector Plan* (MPC, 2014) should also be considered for the eastern half of Broadway from Washington Pike to Interstate 640.

Recommended Uses:

A mix of uses should be allowed along Broadway, including residential, office and commercial development. In the long-term, current C-3 General Commercial zoning should be

replaced with design oriented zoning such as a form-based code or corridor overlay district. The concept is to allow mixed-use building forms that are more urban-oriented (for example, multiple stories and small front yard setbacks) and designed to enhance the pedestrian experience. Large shopping centers present opportunities for nodes of more intense development along the corridor. Vertical mixed use may be accommodated for the entire district.

- Community Mixed Use Center (MU-CC)
- Urban Corridor Mixed Use (MU-UC)
- General Commercial (GC)
- Office (O)
- Medium Density Residential (MDR)
- Traditional Neighborhood Residential (TDR)

Recommended Zoning

Form District or Corridor Overlay District zoning should be developed for the area. Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses, for this district can be considered. The recommended zoning should address design standards, such as consistent front and side yard landscaping, allowances in a reduction in parking, consistency in building setbacks/settings, buffers between commercial and adjoining

residential properties, and adherence to adopted plans such as the *Knoxville Street Tree Master Plan* (MPC, 2002). These measures could address the extensive post-1950 strip commercial development that is present today and foster more intensive redevelopment to support transit.

Transportation Improvements

- Develop a corridor plan that creates a new road profile balancing pedestrian, automobile, bicycle, and mass transit needs. Of particular concern for pedestrian connectivity and safety are the Hall of Fame Drive and Interstate 640 interchange areas. Look at access management and signalization.
- Speeding is an issue in some of the adjacent neighborhoods. The specific streets and the solutions for traffic calming need to be addressed through a revised City traffic calming policy.
- Improve KAT service by enhancing amenities and increasing frequency.

Community Facility Improvements

- Extend the First Creek Greenway north to Fulton High School, and then toward Fountain City to link the northern neighborhoods.