



PLAN AMENDMENT REPORT

▶ **FILE #:** 1-D-19-SP **AGENDA ITEM #:** 25
AGENDA DATE: 1/10/2019

▶ **APPLICANT:** JOHN L. SANDERS, FAIA C/O SANDERS PACE ARCHITECTURE LLC
OWNER(S): Visions Holdings Group LLC

TAX ID NUMBER: 81 K A 17.01 [View map on KGIS](#)
JURISDICTION: Council District 5
STREET ADDRESS: 2209 N Central St

▶ **LOCATION:** Southwest side of N. Central Street, northwest side of W. Quincy Avenue

▶ **APPX. SIZE OF TRACT:** 0.83 acres

SECTOR PLAN: Central City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Accessed from N. Central St., a minor arterial with 35' of pavement width within a 63' right-of-way
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Second Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MU-SD (Mixed Use Special District) / C-3 (General Commercial)

▶ **PROPOSED PLAN DESIGNATION:** LI (Light Industrial)

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Light industrial / manufacturing

EXTENSION OF PLAN DESIGNATION: Yes - LI (Light Industrial) to the southwest

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Office / MU-SD (Mixed Use - Special District)
South: Trucking - Distribution / LI (Light Industrial)
East: Commercial / MU-SD (Mixed Use - Special District)
West: Commercial / MU-SD (Mixed Use - Special District)

NEIGHBORHOOD CONTEXT Older commercial corridor with industrial uses to the southwest and residential uses to the northeast.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION # 1-D-19-SP, amending the Central City Sector Plan to LI (Light Industrial) designation and recommend that City Council also adopt the sector plan amendment (See attached resolution, Exhibit A).**

Staff recommends an extension of the LI (Light Industrial) designation from west. The applicant originally requested a sector plan amendment to HI (Heavy Industrial). However, after having discussions with the applicant, staff and the applicant are more comfortable with LI, a designation that still permits I-3 zoning.

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

The Central St. corridor has recently added a mixture of uses through the redevelopment of existing buildings. The redevelopment of older buildings, like the art deco building located on this property are being funded through the City's Façade program which is a public-private partnership geared towards reinvesting in the older building stock along older corridors, such as Central St. Many of these older buildings are larger and can accommodate indoor industrial uses.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

There are no known new roads or utilities that were not anticipated in when the Central City sector plan was updated in 2014. However, to the south of Woodland Avenue the City is currently redesigning the Central St ROW, making it more pedestrian friendly with the City has invested in a streetscape project and road diet south of Woodland on Central St.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There is no known errors or omissions from the Central City Sector Plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The City continues to encourage redevelopment of the urban corridors, like Central St. and encourages redevelopment of existing buildings through programs such as the Façade Program. This trend in redevelopment should encourage additional such as light industrial uses to occupy the existing buildings.

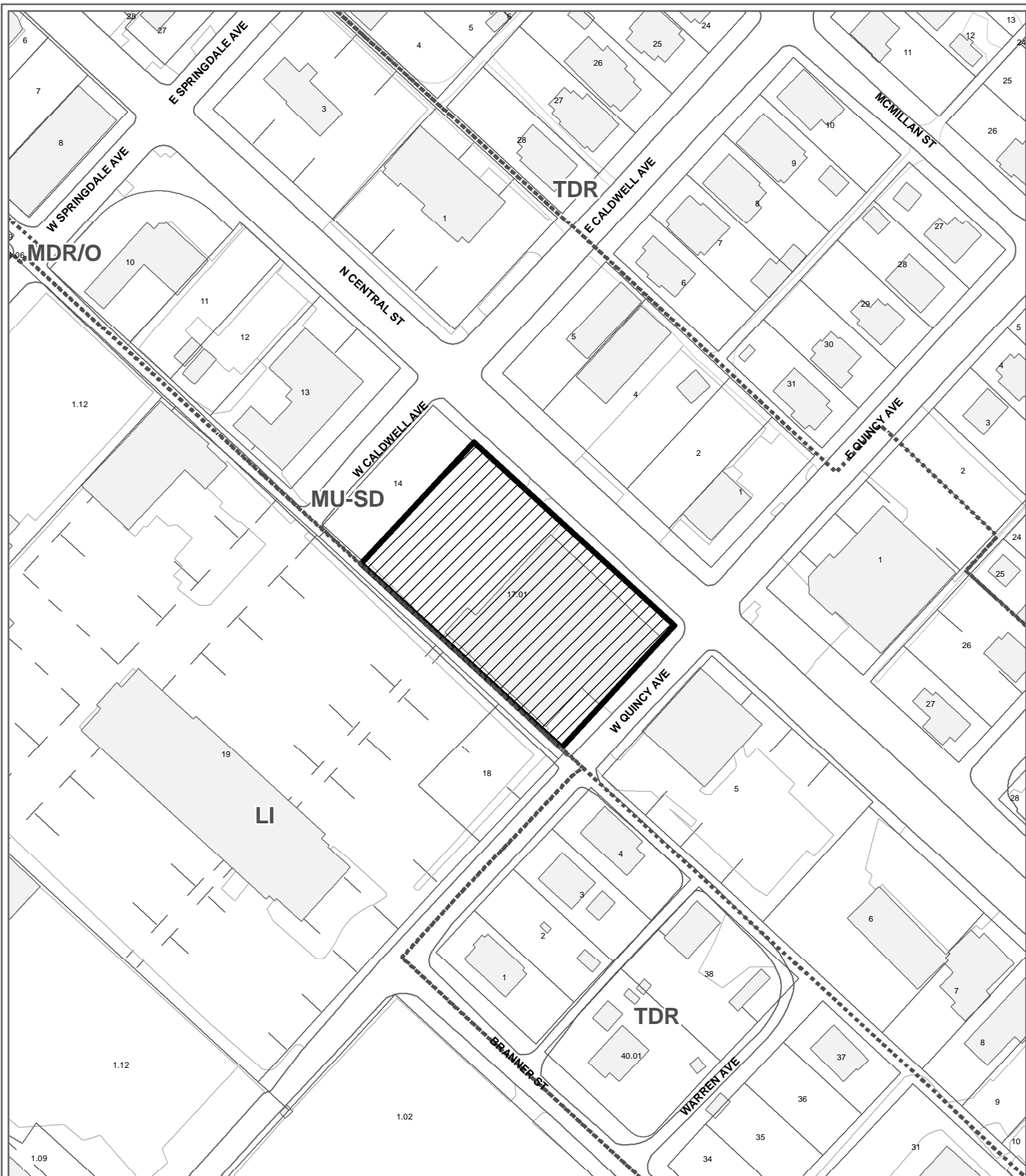
State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

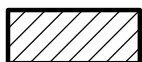
If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2019 and 2/26/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**1-D-19-SP / 1-D-19-RZ
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: MU-SD (Mixed Use Special District)

To: LI (Light Industrial)



Petitioner: John L. Sanders, FAIA c/o
Sanders Pace Architecture LLC

Map No: 81

Jurisdiction: City



Original Print Date: 12/12/2018 Revised: 12/19/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Central City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, the Planning Commission has submitted an application to amend the Sector Plan from Mixed Use Special District – CC-9 to Light Industrial, for property described in the application; and

WHEREAS, Knoxville-Knox County Planning recommends approval of a revised amendment to the Central City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on January 10, 2019, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Central City Sector Plan, with its accompanying staff report and map, file #1-D-19-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-D-19-RZ **AGENDA ITEM #:** 25
1-C-19-PA **AGENDA DATE:** 1/10/2019

▶ **APPLICANT:** JOHN L. SANDERS, FAIA C/O SANDERS PACE ARCHITECTURE LLC
OWNER(S): Visions Holdings Group LLC

TAX ID NUMBER: 81 K A 17.01 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 2209 N Central St

▶ **LOCATION:** SW side of N. Central Street, NW side of W. Quincy Ave

▶ **TRACT INFORMATION:** 0.86 acres.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Accessed from N. Central St., a minor arterial with 35' of pavement width within a 63' right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU-SD (Mixed Use Special District) / C-6 (General Commercial Park)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-3 (General Industrial)

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Light industrial / manufacturing

EXTENSION OF PLAN DESIGNATION/ZONING: Yes - LI (Light Industrial) to the southwest

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Office / MU-SD (Mixed Use - Special District)

South: Trucking - Distribution / LI (Light Industrial)

East: Commercial / MU-SD (Mixed Use - Special District)

West: Commercial / MU-SD (Mixed Use - Special District)

NEIGHBORHOOD CONTEXT: An older commercial corridor with industrial uses to the southwest and residential uses to the northeast.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE LI (Light Industrial District) as the One Year Plan land use**

designation.

This site is located at the north end of Central Street where the character changes to more industrial uses, especially on the west side of Central St. Staff recommends the extension of the LI designation to the west.

► **RECOMMEND that City Council APPROVE I-3 (General Industrial District), subject to two conditions.**

Staff recommends I-3 zoning with two conditions:

1. The existing art deco building shall be reused.
2. No outdoor storage shall be permitted.

The two conditions offset negative attributes associated with I-3 zoning on Central St, such as larger setbacks and outdoor storage.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

There are no known errors or omissions from the One Year Plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

There are no new roads or utilities that were not anticipated in when the One Year Plan was updated. The continued reinvestment in urban arterials, like Central St. continues from both the public and private sector. The City is currently constructing a streetscape project and road diet south of Woodland on Central St. Private investment continues through the redevelopment of older buildings, facilitated by the City's Façade Program.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

The amount of private reinvestment and public investments along Central St. were not anticipated during the writing of the plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY Knoxville-Knox County Planning) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

There have been no new plans or studies available which reveals the need for the plan amendment.

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:

The reinvestment along Central St., continues to spread north from downtown in a mixed use pattern. The reinvestment in Central St. has been from the public and private sectors. In recent years, the City invested in road projects along Central St. and partnered with developers through the use of the City's Façade Program. The program's intent is to assist in the redevelopment of older buildings, primarily along older urban corridors. Plans for the "art deco" building on this property have been reviewed and are eligible for funding.

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

The City of Knoxville Zoning Ordinance states, "This industrial district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses have some adverse effects on surrounding properties and are not properly associated with, nor compatible with, residential, institutional, and retail commercial uses." The property in question has I-4 zoning to the west and there is no residential zoning adjacent to the site, most of the residential is located behind the businesses on the other side of Central St.

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

AMENDMENT:

The proposed zoning amendment is for a property that is located along an area that is already zoned industrial, primarily I-4. The area is adequately served by Central St, a minor collector that connects to the I-275 to the north via Heiskell Ave. and Woodland Ave. to the south. The property is already served by water and sewer.

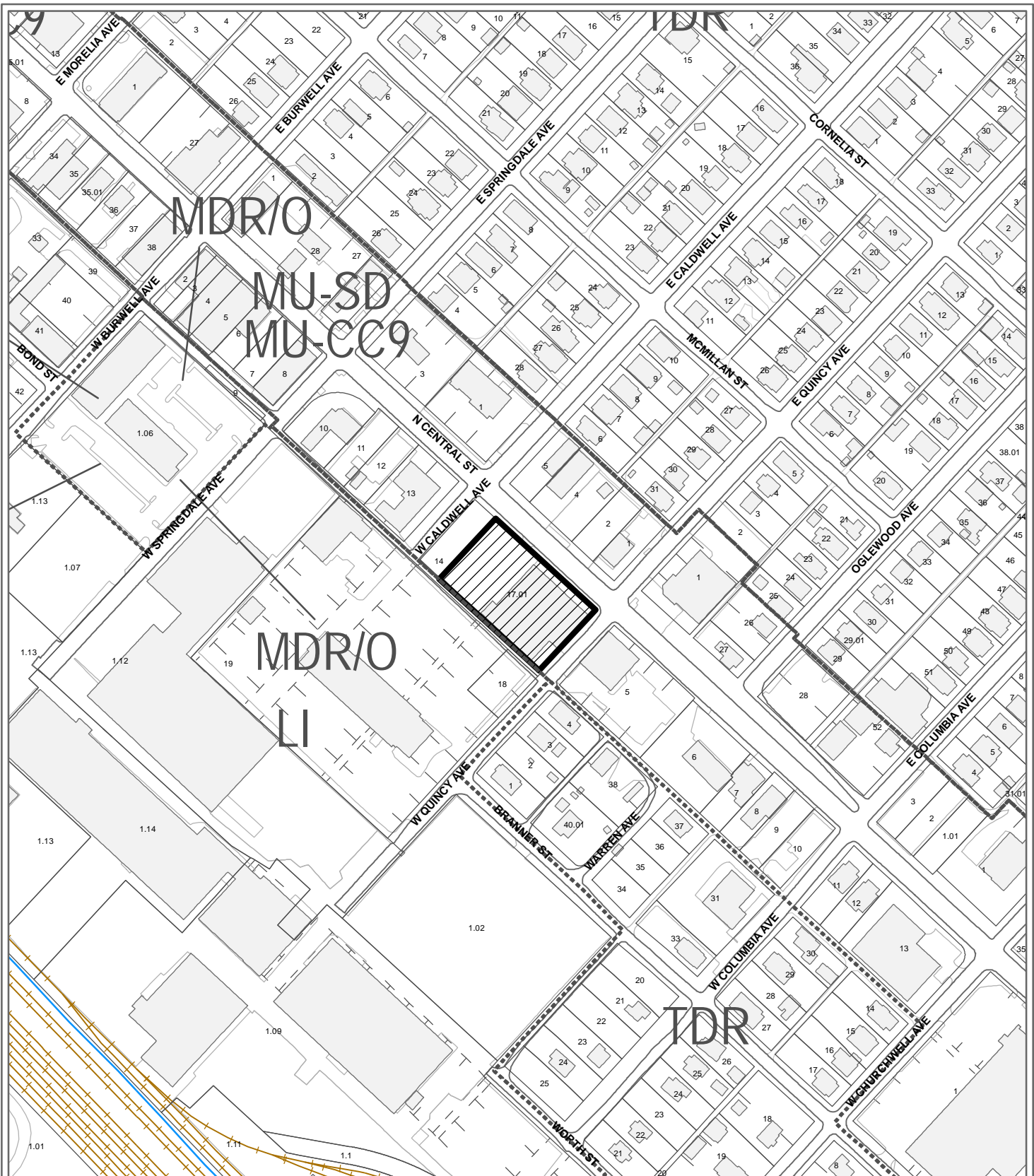
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

The proposed amendment will be consistent with the One Year Plan amendment (1-C-19-PA) and Central City Sector Plan amendment (1-D-19-PA), provided both plan amendments are adopted.

ESTIMATED TRAFFIC IMPACT: Not required.

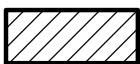
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2019 and 2/26/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



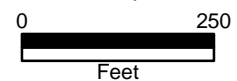
**1-C-19-PA / 1-D-19-RZ
PLAN AMENDMENT**

Petitioner: John L. Sanders, FAIA c/o
Sanders Pace Architecture LLC



From: MU-SD (Mixed Use Special District)
To: LI (Light Industrial)

Map No: 81
Jurisdiction: City



Original Print Date: 12/12/2018 Revised:
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KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 T E N N E S S E E
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 8 6 5 • 2 1 5 • 2 5 0 0
 F A X • 2 1 5 • 2 0 6 8
 www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: John L. Sanders, FAIA c/o Sanders Pace Architecture LLC
 Date Filed: 11/20/2018 11/26/18 Meeting Date: 1/10/19
 Application Accepted by: James Reed
 Fee Amount: 10000 \$1600 File Number: Rezoning 1-D-19-RZ
 Fee Amount: \$600 File Number: Plan Amendment 1-C-19-PA
1-D-19-SP



PROPERTY INFORMATION
 Address: 2209 N. Central Street
 General Location: SW side of N. Central Street
NW side of W. Quincy Avenue.
 Parcel ID Number(s): 081KA1701
 Tract Size: .86 Acres
 Existing Land Use: OF / TCU
 Planning Sector: Central City
 Growth Policy Plan: Inside City
 Census Tract: 15
 Traffic Zone: 96
 Jurisdiction: City Council Fifth District
 County Commission _____ District

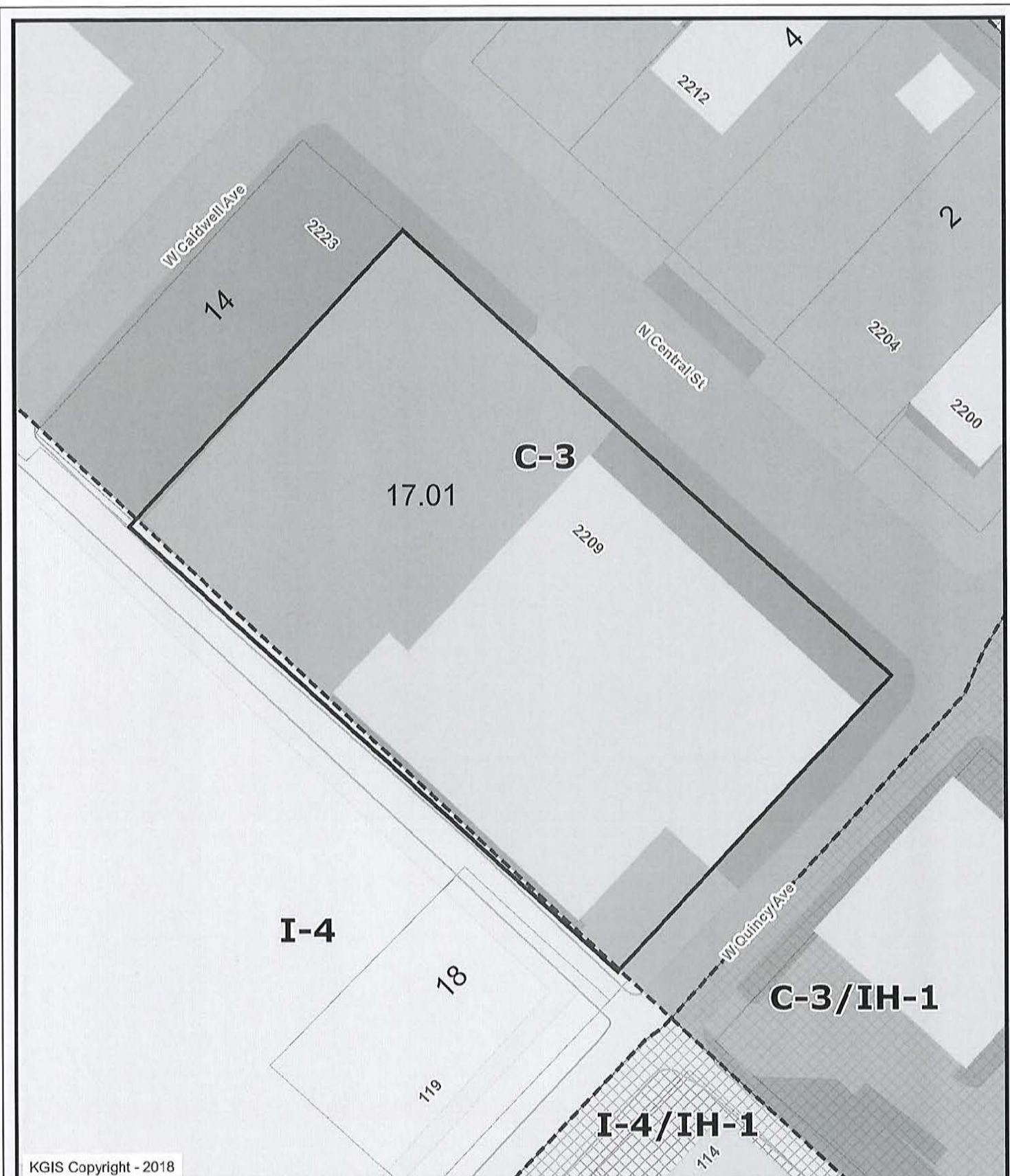
Requested Change
REZONING
 FROM: C-3
 TO: I-3
PLAN AMENDMENT
 One Year Plan Central City Sector Plan
 FROM: MU-CC9
 TO: LI A

PROPOSED USE OF PROPERTY
Light Industrial/Manufacturing
 Density Proposed N/A Units/Acre
 Previous Rezoning Requests: N/A

PROPERTY OWNER **OPTION HOLDER**
 PLEASE PRINT
 Name: Visions Holdings Group LLC
 Company: Visions Holdings Group LLC
 Address: 109 Northshore Drive STE 200
 City: Knoxville State: TN Zip: 37919
 Telephone: (865) 621-9493
 Fax: N/A
 E-mail: joe@foxandfogarty.com

APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: John L. Sanders, FAIA
 Company: Sanders Pace Architecture
 Address: 514 W. Jackson Avenue; STE 102
 City: Knoxville State: TN Zip: 37902
 Telephone: (865) 329-0316
 Fax: N/A
 E-mail: jsanders@sanderspace.com

APPLICATION AUTHORIZATION
 I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
 Signature [Signature]
 PLEASE PRINT Name: John L. Sanders
 Company: Sanders Pace Architecture LLC
 Address: 514 W. Jackson Avenue; STE 102
 City: Knoxville State: TN Zip: 37902
 Telephone: (865) 329-0316
 E-mail: jsanders@sanderspace.com



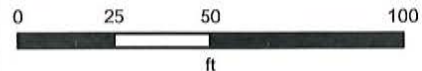
KGIS Copyright - 2018

Letter Portrait

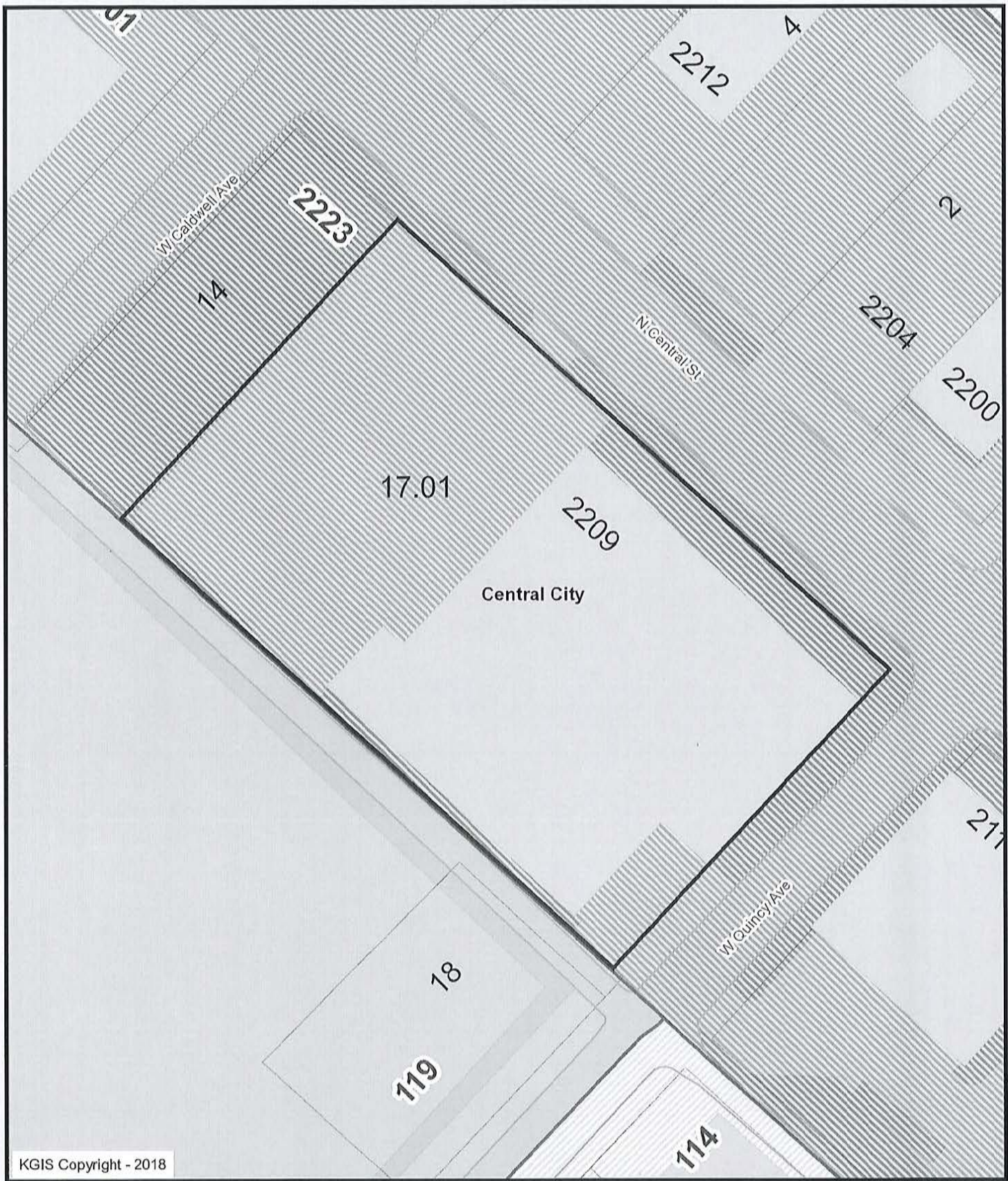
Knoxville - Knox County - KUB Geographic Information System



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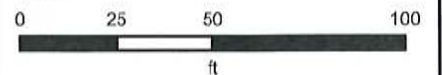


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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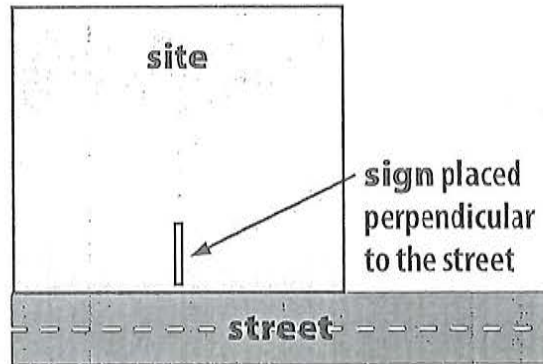
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

December 26, 2018 and January 11, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: 

Printed Name: Carly Orr

Phone: 865-329-0316 Email: jsanders@sanders.pace.com

Date: 11/26/19

MPC File Number: 1-D-19-RZ

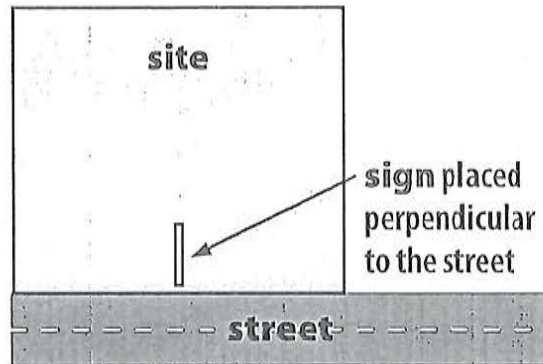
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December 26, 2018 and January 11, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Carly Orr

Printed Name: Carly Orr

Phone: 865-329-0314 Email: jsanders@sanderspace.com

Date: 11/26/19

MPC File Number: 1-C-19-PA / 1-D-19-SP