

REZONING REPORT

► **FILE #:** 5-E-20-RZ

AGENDA ITEM #: 11

AGENDA DATE: 5/14/2020

► **APPLICANT:** SMJT, LLC

OWNER(S): SMJT LLC

TAX ID NUMBER: 94 D C 01001

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 745 N. Broadway Avenue

► **LOCATION:** **South side of Bearden Place at its intersection with N. Broadway Avenue**

► **APPX. SIZE OF TRACT:** **0.5 acres**

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Within City Limits

ACCESSIBILITY: The most likely point of access would be off of Bearden Place, a local road with a pavement width of approximately 25 ft. and a right-of-way width of 40 ft. in front of this building. N. Broadway Avenue is a major arterial with a pavement width of approximately 33 ft. and a right-of-way width of 50.5 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT ZONING:** **C-G- 2 (General Commercial)**

► **ZONING REQUESTED:** **DK-E (Downtown Knoxville)**

► **EXISTING LAND USE:** **Office designation; site of Elkmont Exchange Brewery and Eating House**

► **EXTENSION OF ZONE:** Yes, DK-E zoning is adjacent to the south

HISTORY OF ZONING: Rezoned from the C-3 (General Commercial) District to the C-2 (Central Business) District in August, 2016 (#7-I-16-RZ).

SURROUNDING LAND USE AND ZONING: North: Other use (assisted living facility) - C-G-2 (General Commercial) District

South: Commercial - DK-E (Downtown Edge) Subdistrict

East: Wholesale - C-G-2 (General Commercial) District

West: Industrial - C-G-2 (General Commercial) District

NEIGHBORHOOD CONTEXT: This property is on the edge of downtown just north of the intersection of Central and Broadway Avenues. The area just to the south is urban in character with 2 to 3 story buildings and street parking and composition similar to, though on a smaller scale than, downtown. There is a wide mix of uses including commercial, office, multifamily, and single-family residential uses.

STAFF RECOMMENDATION:

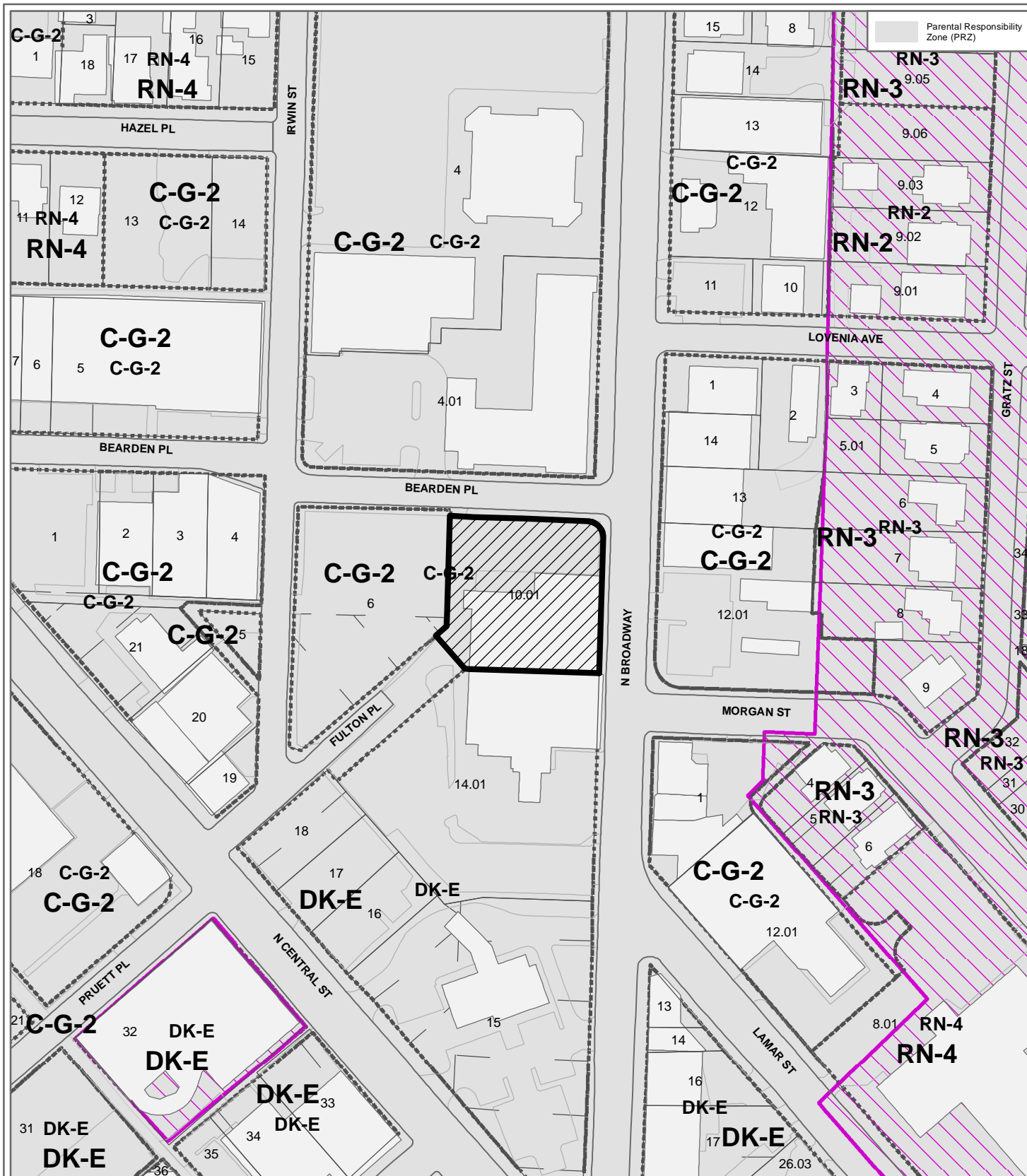
- **Postpone the request to rezone 745 N. Broadway Avenue 30 days to be heard at the June 11, 2020 Planning Commission meeting, per the applicant's request.**

Staff received an email on May 8, 2020 requesting a 30-day postponement of this item.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

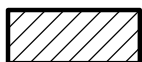
If approved, this item will be forwarded to Knoxville City Council for action on 6/16/2020 and 6/30/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



5-E-20-RZ REZONING

From: C-G- 2 (General Commercial)

To: DK-3 (Downtown Knoxville)



Original Print Date: 4/6/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: SMJT, LLC

Map No: 94

Jurisdiction: City





Request to Postpone • Table • Withdraw

Name of Applicant: SMJT LLC

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 5-E-20-RZ

Date Scheduled for Planning Review: May 14, 2020

Date Request Filed: 5/8/2020

Request Accepted by Michelle Porter

REQUEST

☒ Postpone

Please postpone the above application(s) until:

06/11/2020

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☐ Withdraw

Please withdraw the above application(s).

State reason for request:

Time to finalize plans for property.

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: 

PLEASE PRINT

Name: John L. Sanders

Address: 514 W. Jackson Avenue

City: Knoxville State: TN Zip: 37902

Telephone: (865) 300-7448

Fax: N/A

E-mail: jsanders@sanderspace.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

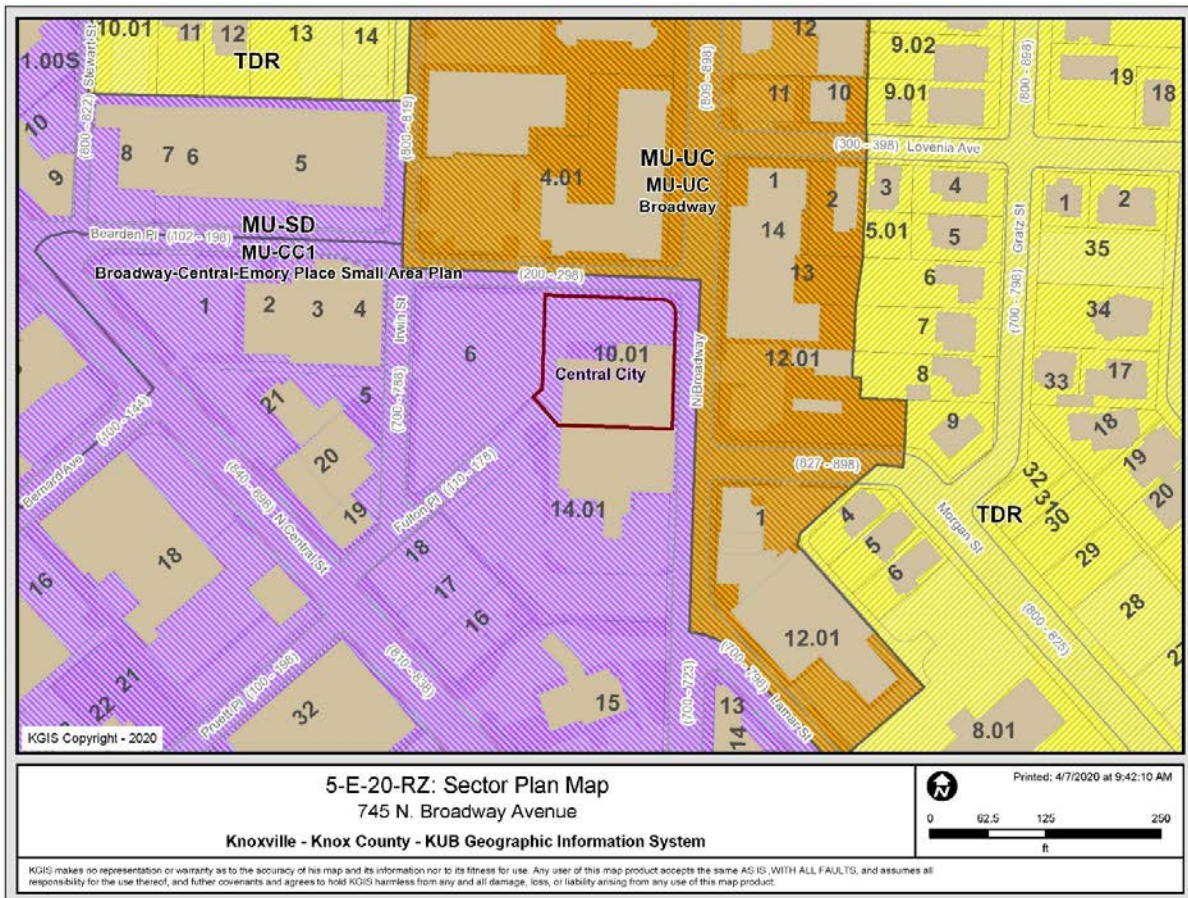
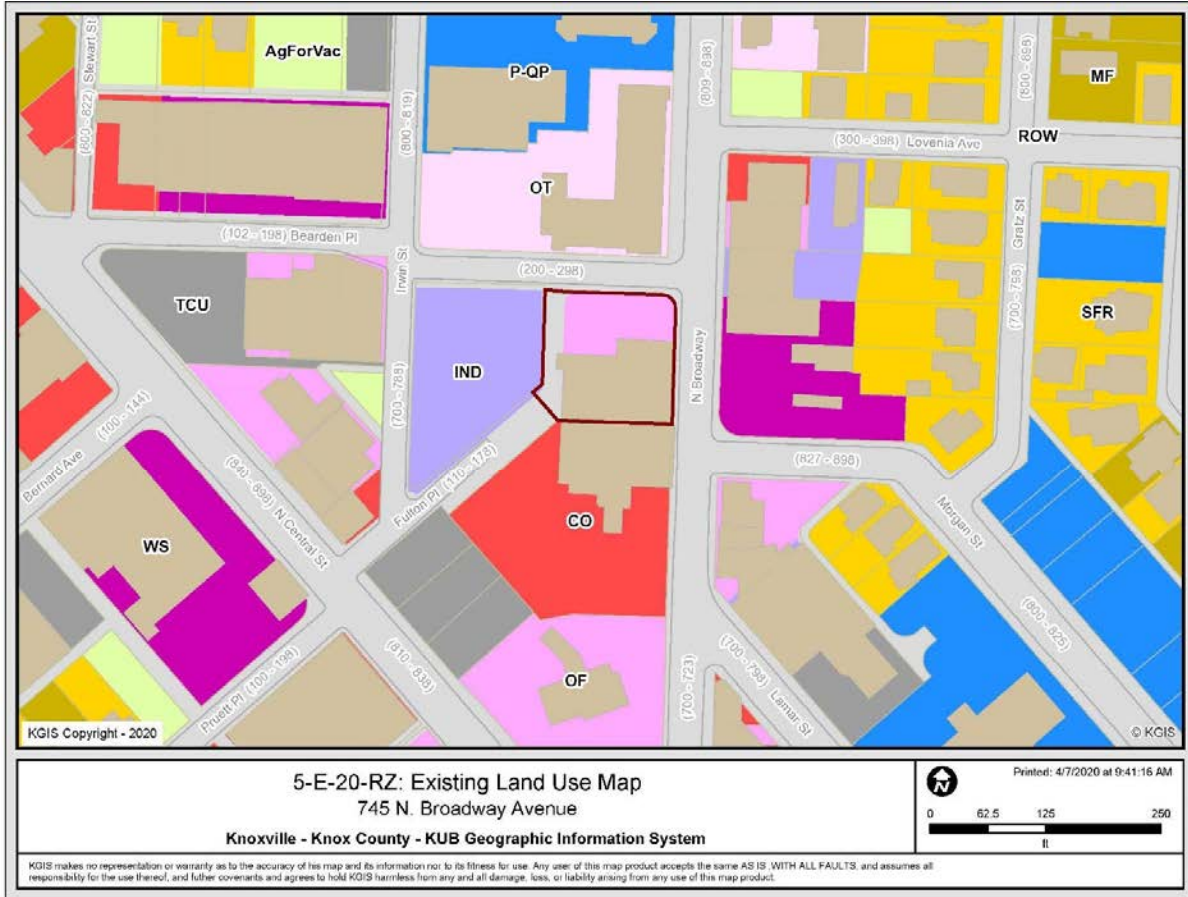
Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

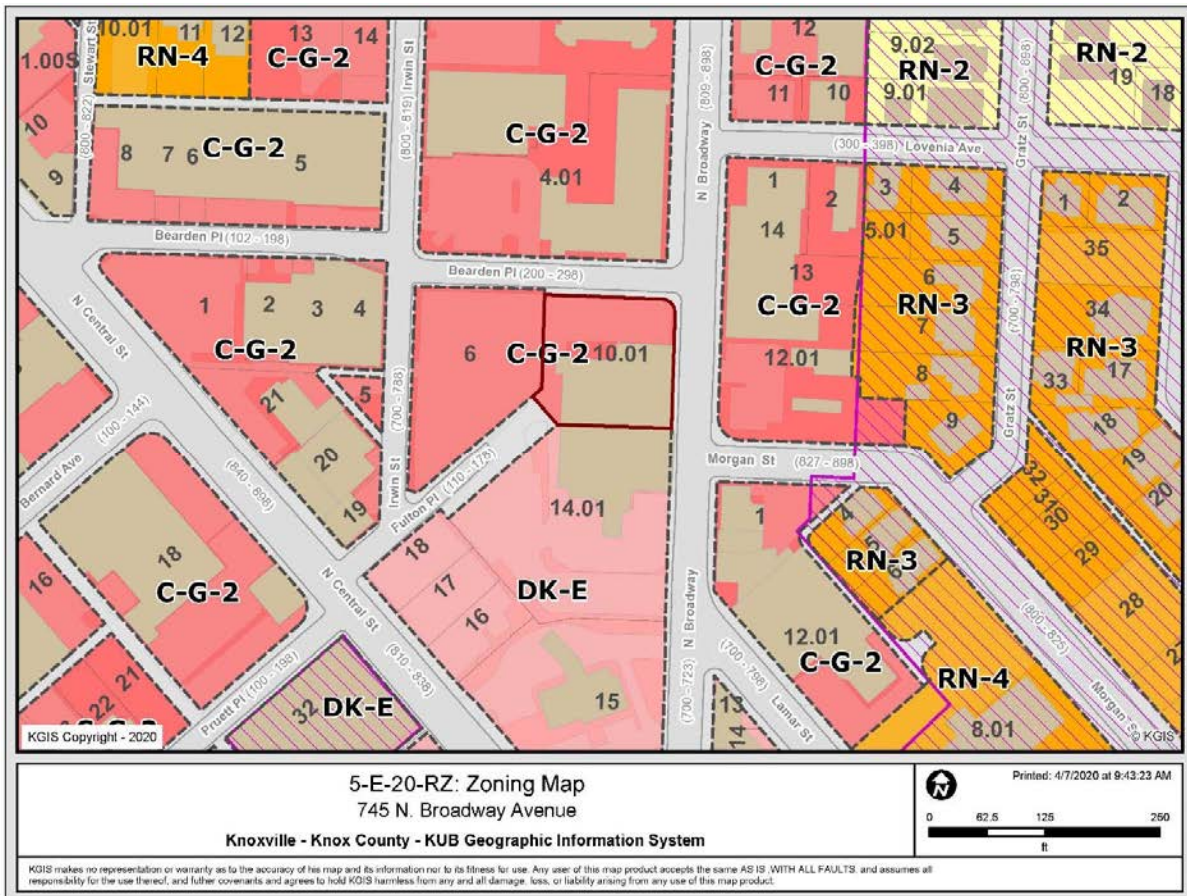
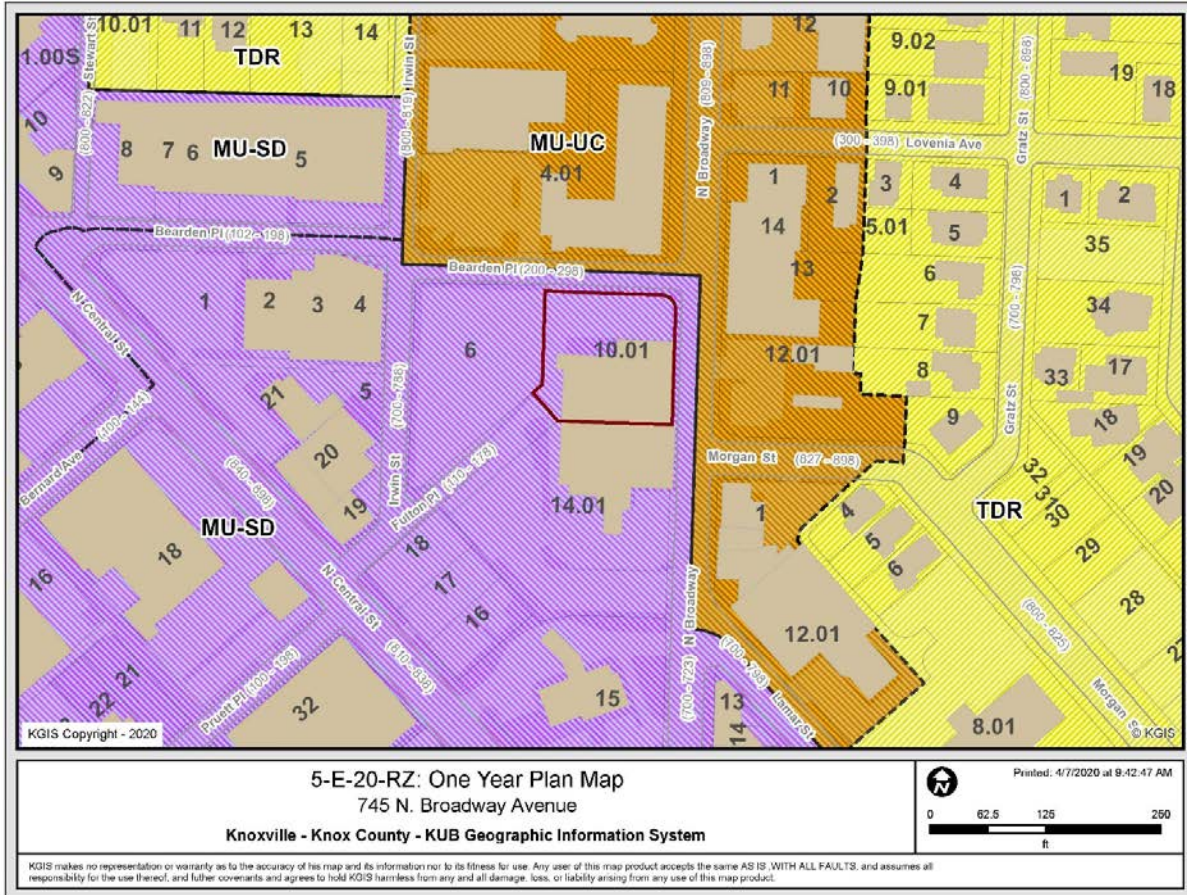
EXHIBIT A. Contextual Images



5-E-20-RZ
EXHIBIT A. Contextual Images



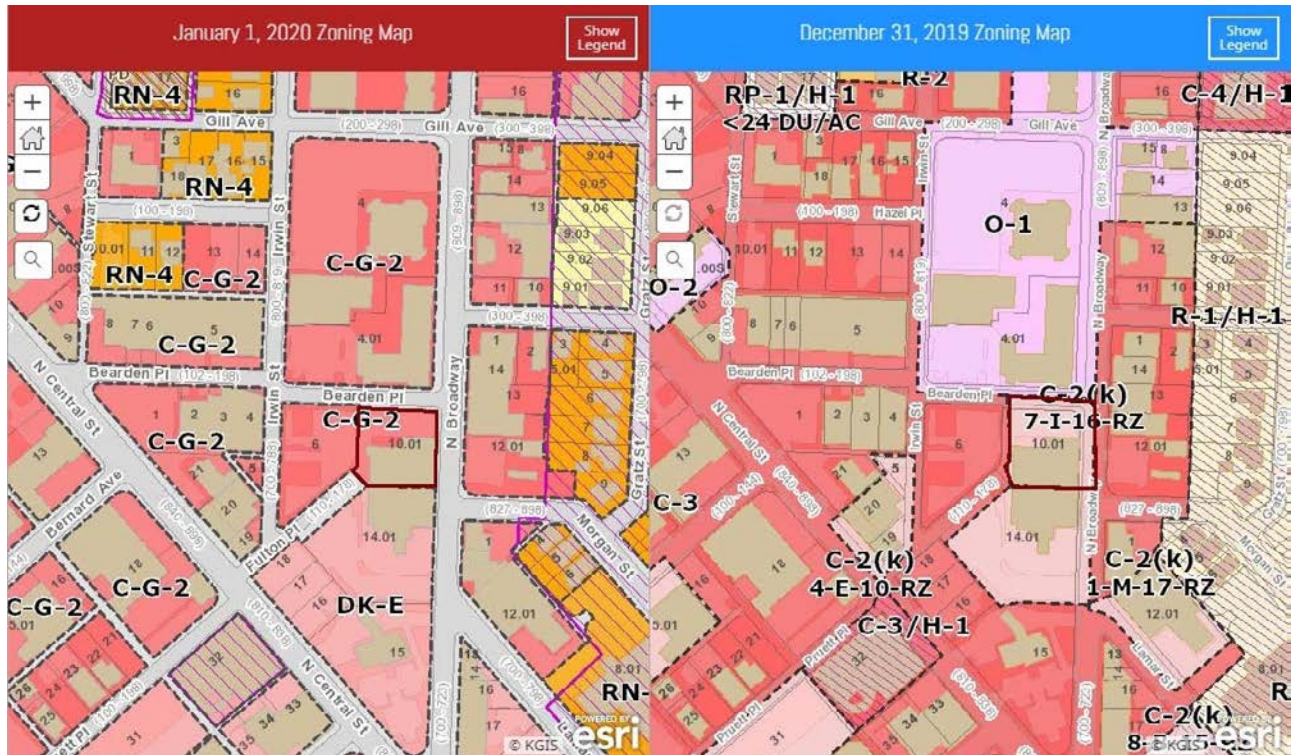
5-E-20-RZ
EXHIBIT A. Contextual Images



5-E-20-RZ

EXHIBIT A. Contextual Images

Zoning Comparison Map, new zoning adopted January 1, 2020 and prior zoning.





DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

SMJT, LLC

Owner

Applicant Name

Affiliation

03/17/2020

5-14-2020

5-E-20-RZ

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

John L. Sanders, FAIA

Sanders Pace Architecture LLC

Name

Company

514 West Jackson Avenue, Suite 102

Knoxville

TN

37902

Address

City

State

Zip

(865) 329-0316

jsanders@sanderspace.com

Phone

Email

CURRENT PROPERTY INFO

SMJT LLC

109 Northshore Drive, Knoxville, TN 37919 (865)621-9493

Owner Name (if different)

Owner Address

Owner Phone

745 N. Broadway, Knoxville, TN 37917

094DC01001

Property Address

Parcel ID

Broadway at Bearden Place

.5 Acres +/-

General Location

Tract Size

4th District

C-G-2

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

Broadway-Central-Emory Place

MU-SD

mu-cc1

MU-CC1

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Restaurant

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

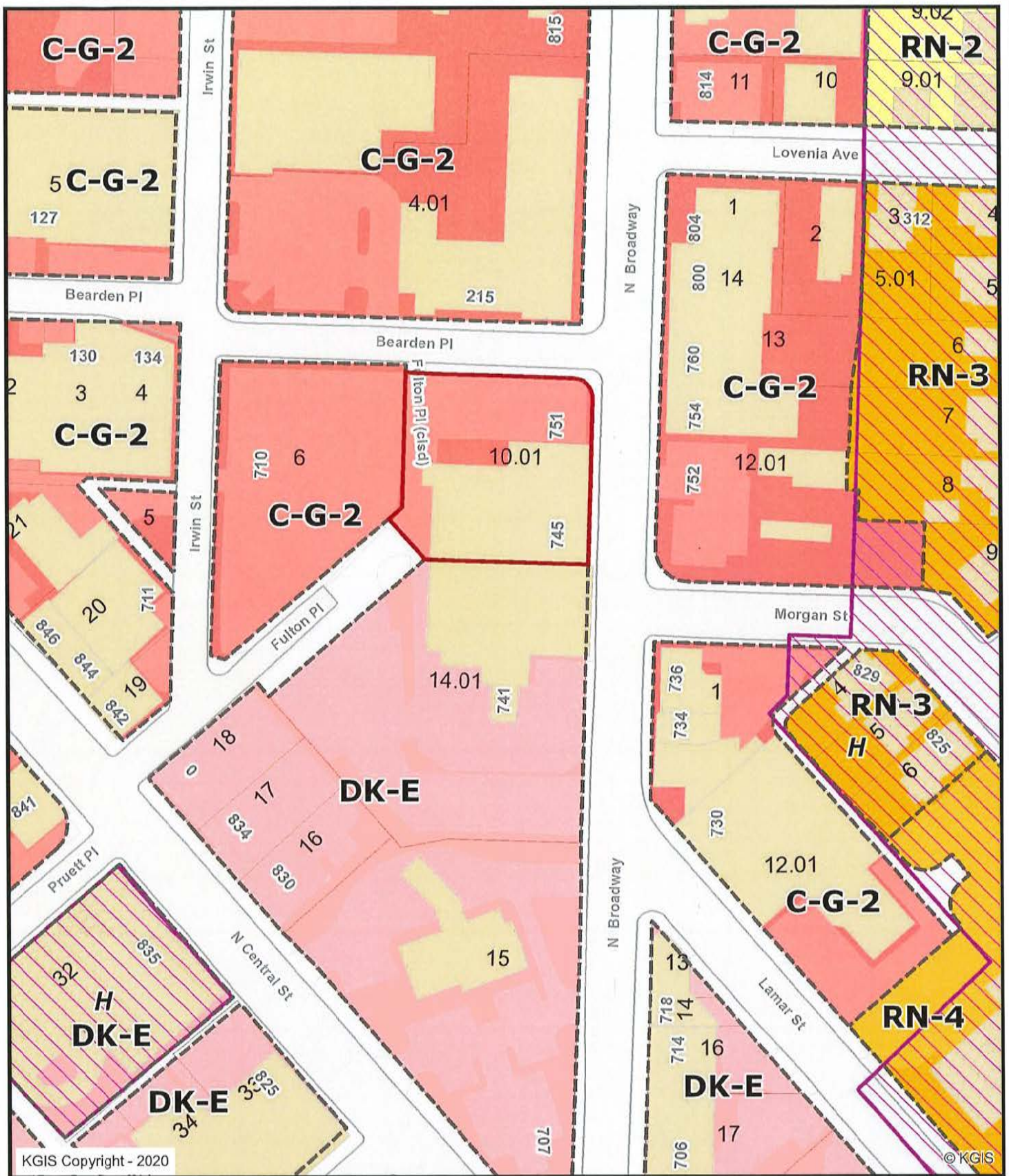
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____		
	SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements _____	
		ZONING	<input checked="" type="checkbox"/> Zoning Change: <u>DK-E</u> Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: <u>N/A</u> Proposed Plan Designation(s) _____ Restaurant <input checked="" type="checkbox"/> Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): <u>Requesting rezoning to revert back to conformance with previous C-2 Zoning.</u>

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 1: <u>0324</u> <u>N/C</u> FEE 2: FEE 3: 	TOTAL:

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

John Sanders <small>Digitally signed by John Sanders Date: 2020.03.15 13:03:55 -04'00'</small>	John L. Sanders, FAIA	03/15/2020
Applicant Signature	Please Print	Date
(865)329-0316	jsanders@sanderspace.com	
Phone Number	Email	
<i>Sherry Muchienzi</i>	<i>Sherry Muchienzi</i>	<i>4-16-2020</i>
Staff Signature	Please Print	Date

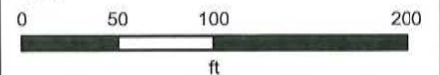


745 N. Broadway

Knoxville - Knox County - KUB Geographic Information System



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