

REZONING REPORT

▶ **FILE #:** 5-H-20-RZ

AGENDA ITEM #: 14

AGENDA DATE: 5/14/2020

▶ **APPLICANT:** SMJT, LLC

OWNER(S): SMJT, LLC

TAX ID NUMBER: 94 D C 006

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 710 Irwin Street

▶ **LOCATION:** South side of Bearden Place at it intersection with Irwin Street

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Within City Limits

ACCESSIBILITY: Access could be off of Bearden Place or Irwin Street. Bearden Place is a local road with a pavement width of approximately 25 ft. and a right-of-way width of 36 ft. in front of this building. Irwin Street is a local road with a pavement width of 26 ft. and a right-of-way width of 31 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:** Industrial designation, surface parking lot

▶

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

HISTORY OF ZONING: None noted for this property

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

South: Commercial and transportation/communication/utilities - DK-E (Downtown Knoxville Edge) Subdistrict

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

West: Office, agricultural/forestry/vacant, and commercial - 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:

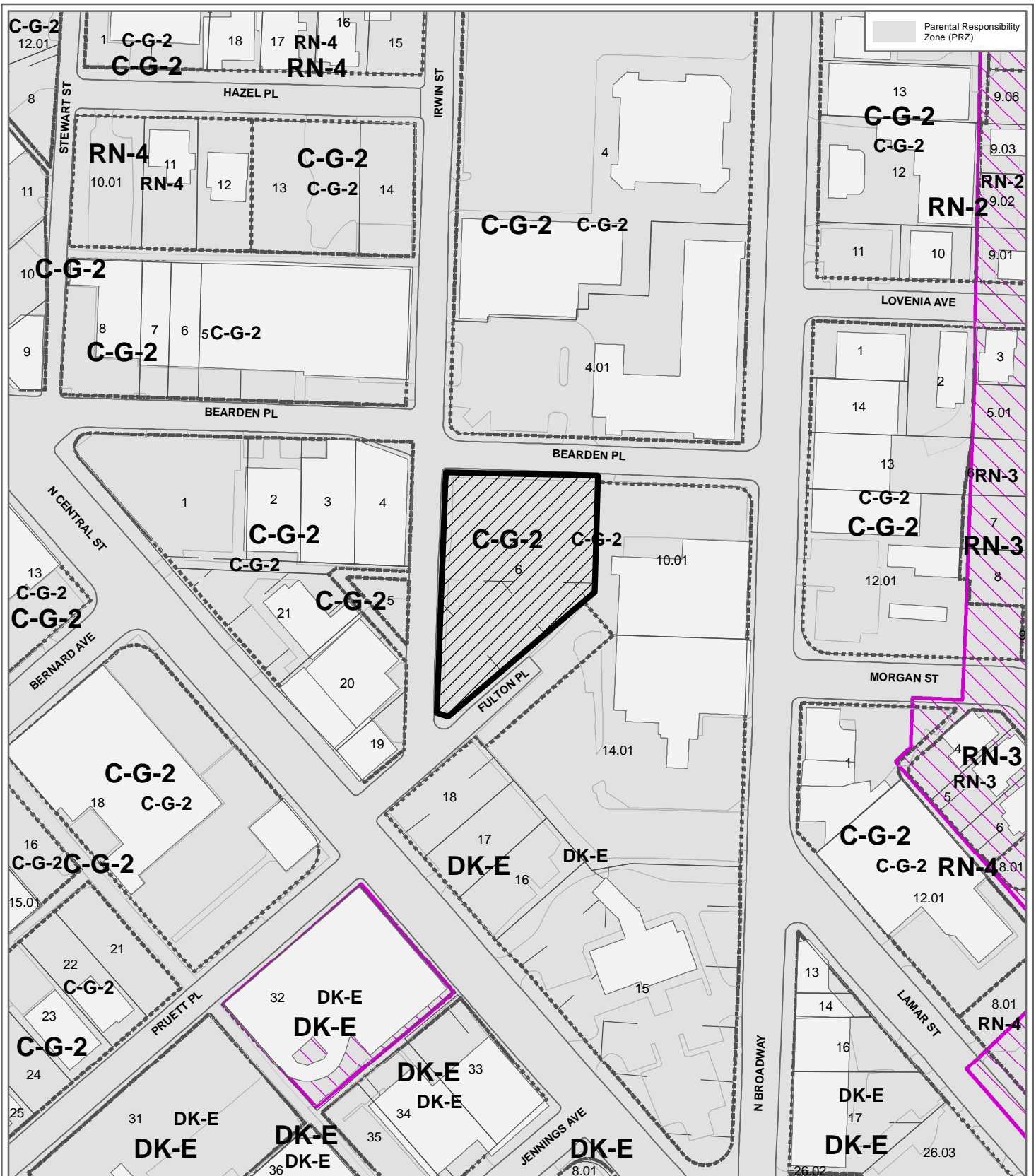
► **Postpone the request to rezone 710 Irwin Street 30 days to be heard at the June 11, 2020 Planning Commission meeting, per the applicant's request.**

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.

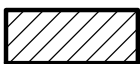
If approved, this item will be forwarded to Knoxville City Council for action on 6/16/2020 and 6/30/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal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



Parental Responsibility Zone (PRZ)

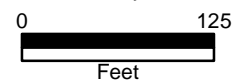
**5-H-20-RZ
REZONING**

From: C-G-2 (General Commercial)
To: DK-E (Downtown Knoxville)



Petitioner: SMJT, LLC

Map No: 94
Jurisdiction: City



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



Request to Postpone • Table • Withdraw

Name of Applicant: SMJT, LLC
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

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

Date Scheduled for Planning Review: MAY 14, 2020

Date Request Filed: 5-8-2020 Request Accepted by: Michelle Foster

REQUEST	PLEASE NOTE
<p><input checked="" type="checkbox"/> Postpone Please postpone the above application(s) until: <u>June 11, 2020</u> <small>DATE OF FUTURE PUBLIC MEETING</small></p> <p><input type="checkbox"/> Table Please table the above application(s).</p> <p><input type="checkbox"/> Withdraw Please withdraw the above application(s).</p>	<p>Consistent with the guidelines set forth in Planning's <i>Administrative Rules and Procedures</i>:</p> <p>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.</p> <p>TABLINGS Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.</p> <p>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.</p> <p>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.</p>
<p>State reason for request: <i>Owner request more time to provide information to support the rezoning of the parcel.</i></p>	
<p>Eligible for Fee Refund? <input type="checkbox"/> Yes <input type="checkbox"/> No Amount: _____ Approved by: _____ Date: _____</p>	
<p style="text-align: center;">APPLICATION AUTHORIZATION</p> <p>I hereby certify that I am the property owner, applicant, or applicant's authorized representative.</p> <p>Signature: _____</p> <p><small>PLEASE PRINT</small> Name: <u>SCOTT E. OSBORN, R2R Studio, LLC</u> Address: <u>2575 Willow Point Way, Ste 105</u> City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37931</u> Telephone: <u>865 769 8075</u> Fax: _____ E-mail: <u>sosborn@r2rstudio.com</u></p>	



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
03/23/2020	5/14/2020
Date Filed	Meeting Date (if applicable)
	5-H-20-RZ
	File Numbers(s)

CORRESPONDENCE

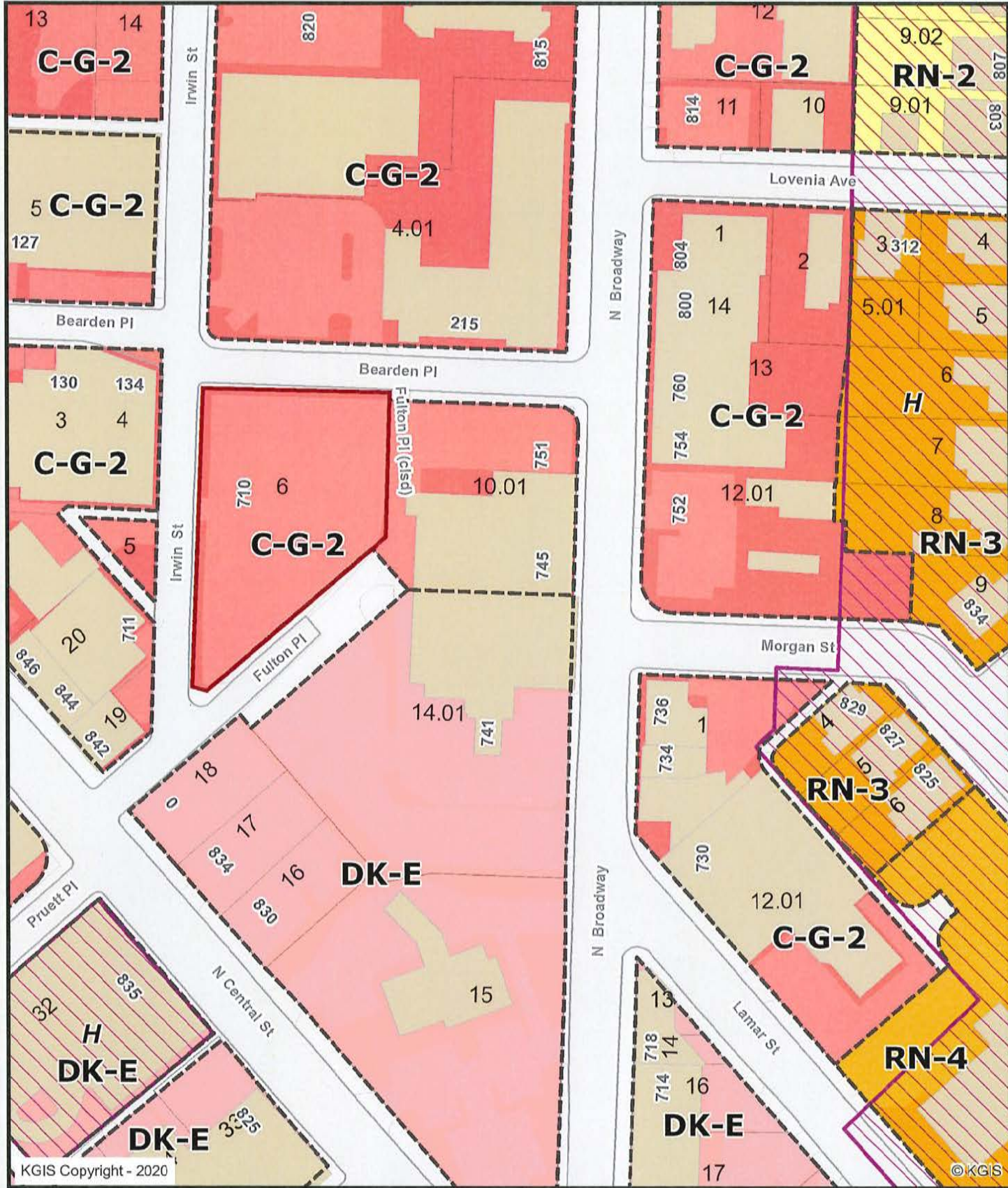
All correspondence related to this application should be directed to the approved contact listed below.

- 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
710 Irwin Street, Knoxville, TN 37917	094DC006	
Property Address	Parcel ID	
Broadway at Bearden Place	.5 Acres +/-	
General Location	Tract Size	
4th District	C-G-2	
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District
Broadway-Central-Emory Place	MU-SD, ccl	MU-CC1 W/in City limits
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Surface Parking	N KUB	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider Water Provider



710 Irwin St.

Knoxville - Knox County - KUB Geographic Information System

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