

REZONING REPORT

► **FILE #:** 11-A-20-RZ

AGENDA ITEM #: 12

AGENDA DATE: 11/12/2020

► **APPLICANT:** CENTRAL VIEW, LLC - JOE PETRE

OWNER(S): Central View LLC

TAX ID NUMBER: 94 D B 00501

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 114 Dameron Ave.

► **LOCATION:** Southeast side of Dameron Avenue, west of Central Street and Broadway Avenue

► **APPX. SIZE OF TRACT:** 13073 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: Dameron Avenue is a local road with a pavement width of approximately 36 ft within a 75-ft right-of-way at this location.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT ZONING:** O (Office)

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

► **EXISTING LAND USE:** Formerly Child and Family Services; the building was divided into apartments

► **DENSITY PROPOSED:** N/A

EXTENSION OF ZONE: Yes, C-G-2 zoning is adjacent to the north and east

HISTORY OF ZONING: The property was rezoned from C-3 (General Commercial District) to O-1 (Office, Medical, and Related Services District) in November 1995

SURROUNDING LAND USE AND ZONING: North: Public/quasi-public land and transportation/communications/utilities - C-G-2 (General Commercial)

South: Public/quasi-public land - INST (Institutional)

East: Commercial and vacant land - C-G-2 (General Commercial)

West: Public/quasi-public land - INST (Institutional)

NEIGHBORHOOD CONTEXT: This property is located in the Downtown North neighborhood. On this block, Dameron Avenue contains government buildings, surface parking lots, and commercial uses. Central Avenue is at the end of this block to the east and Happy Holler is along Central Avenue just to the north.

STAFF RECOMMENDATION:

► **Approve C-G-2 (General Commercial) zoning because it is consistent with adjacent development along Central Avenue, is in compliance with the Central City Sector Plan's land use designation, and would make the existing use conforming within the zone.**

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. There is an increased demand for small-scale housing. Rezoning this property would make the existing apartments a legal, conforming use since the existing Office zone allows a maximum of 6 dwelling units on a property.

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

1. The proposed amendment to C-G (General Commercial) zoning is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The CG District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. No adverse impacts are expected from additional C-G zoning in this area. Central Avenue is two parcels to the east and contains commercial zoning along its length at this location, and the properties across the street contain C-G-2 zoning. The Health Department is adjacent to the west.

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 C-G zone is consistent with the Central City Sector Plans MU-SD, CC1 (Downtown North Mixed Use) land use designation, which states that GC uses can be considered on side streets where these uses currently exist. These uses already exist on Dameron Avenue.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/15/2020 and 1/12/2021. 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.



11-A-20-RZ REZONING

From: O (Office)

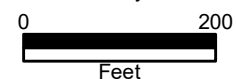
To: C-G-2 (General Commercial)



Petitioner: Central View, LLC - Joe Petre

Map No: 94

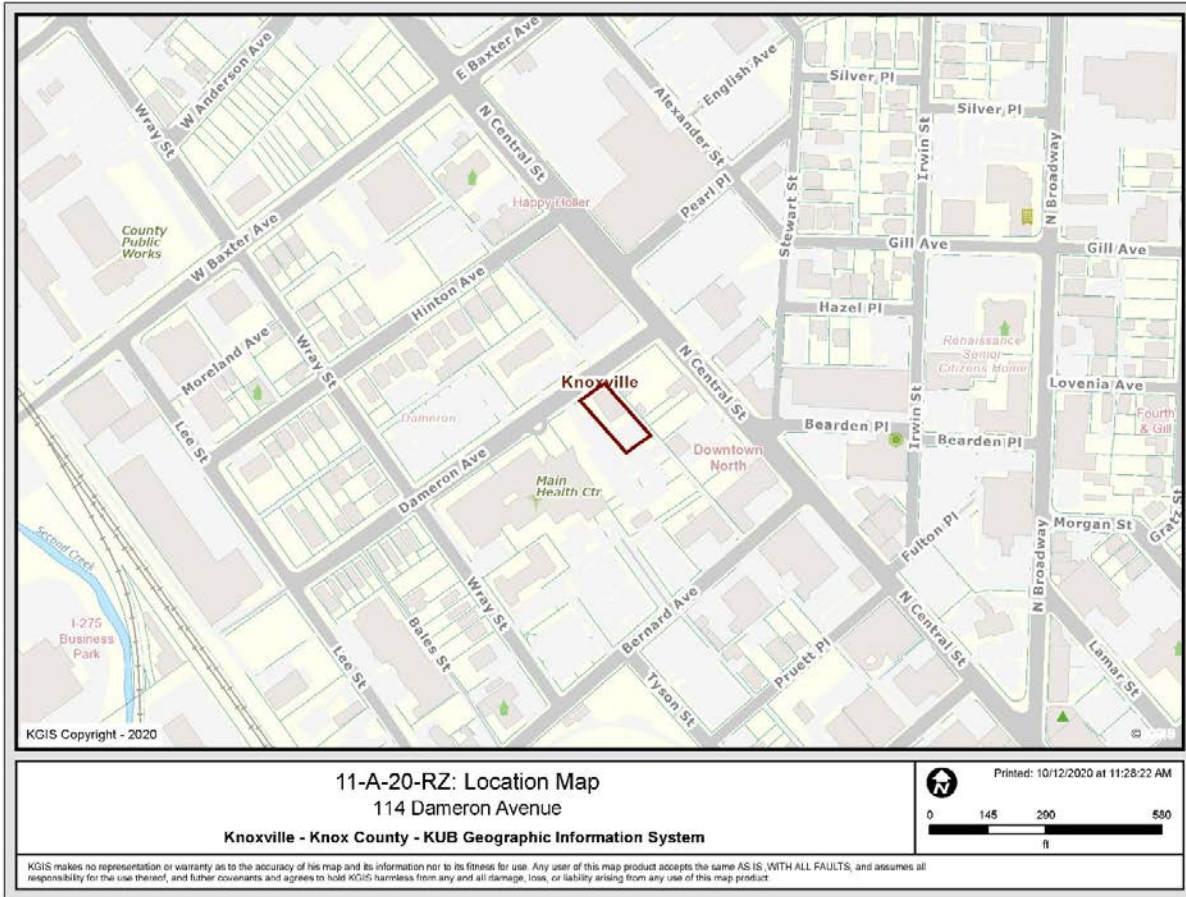
Jurisdiction: City



Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

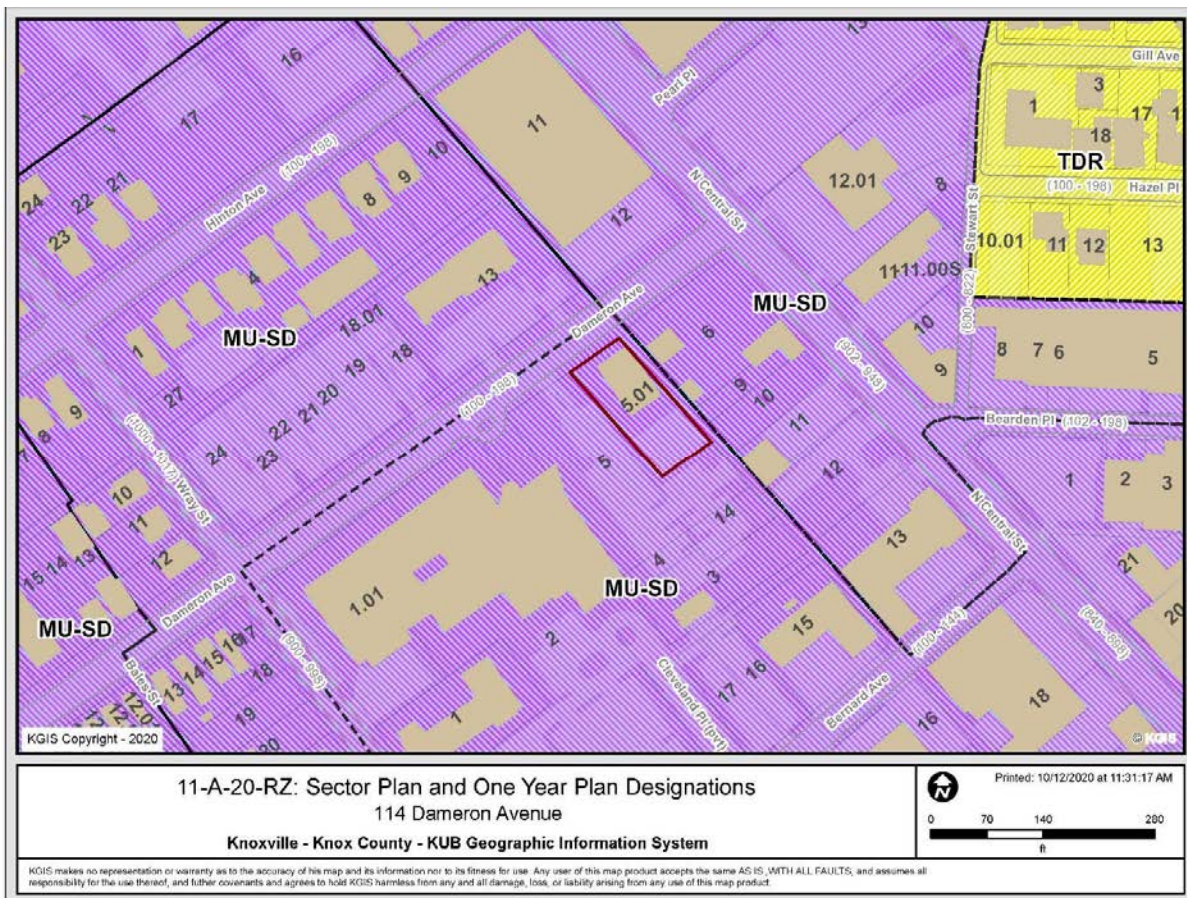
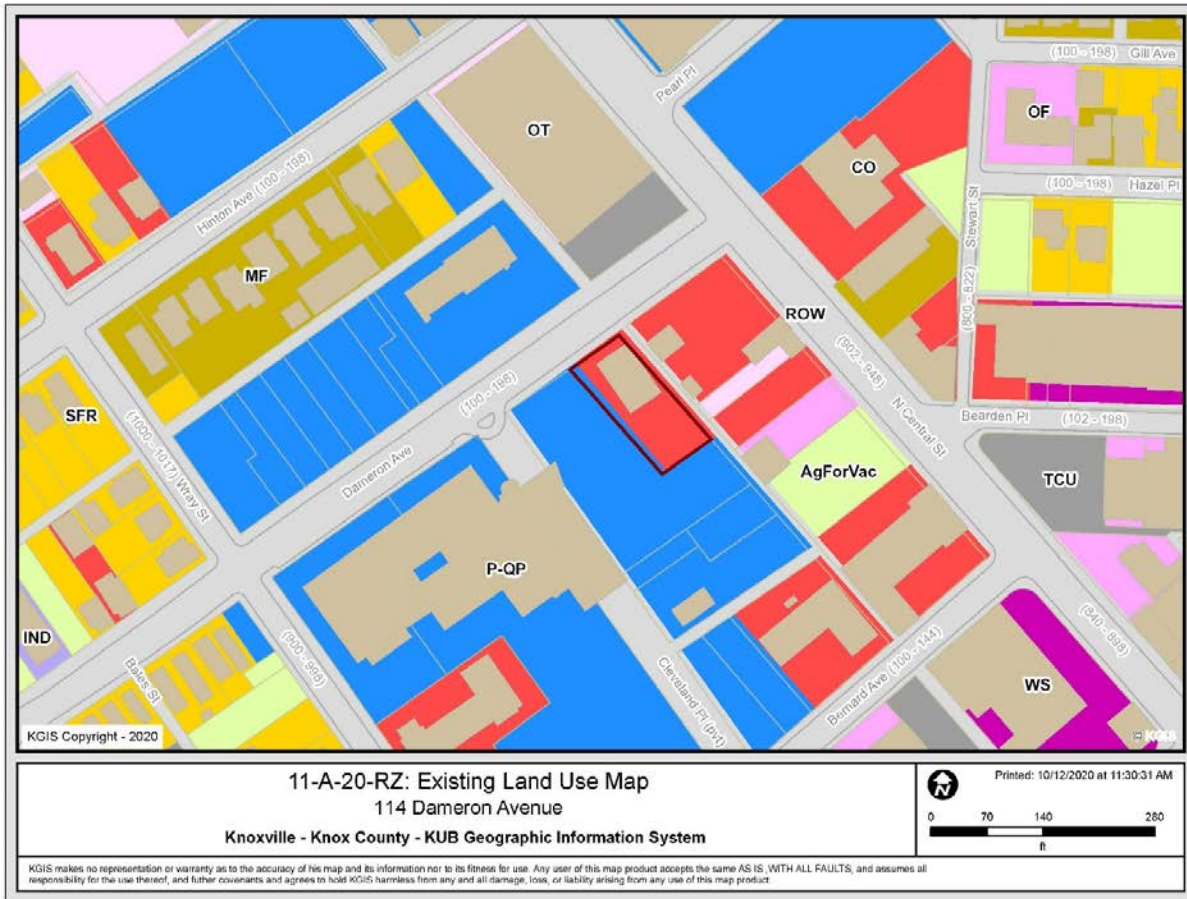
11-A-20-RZ

EXHIBIT A. Contextual Images



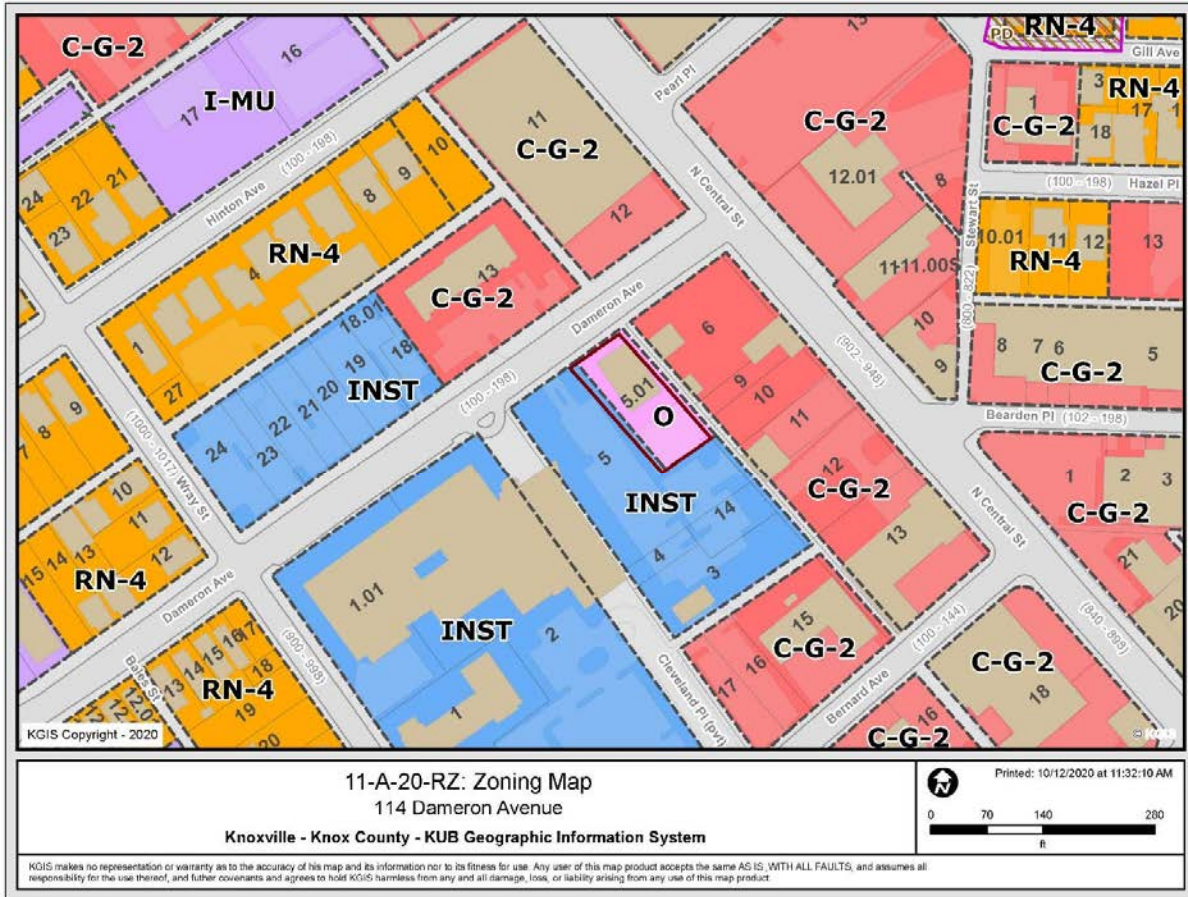
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EXHIBIT A. Contextual Images



11-A-20-RZ

EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

Central View, LLC - Joe Petre

Owner / President

Applicant Name

Affiliation

9/3/2020

11/12/2020

11-A-20-RZ

Date Filed

Meeting Date (if applicable)

File Number(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

Daniel Odle

Conversion Properties, Inc.

Name

Company

520 W. Summit Hill Dr. Suite 903

Knoxville

TN

37902

Address

City

State

Zip

865-776-4281

dodle@ConversionProp.com

Phone

Email

CURRENT PROPERTY INFO

Central View, LLC

520 W. Summit Hill Dr. Suite 903

865-246-1331

Owner Name (if different)

Owner Address

Owner Phone

114 Dameron Avenue

094DB005-01

Property Address

Parcel ID

Old North Knoxville, Close to Central and Dameron Street's Ave.

13,073 square feet

General Location

Tract Size

Knoxville City-Dameron Pt Lots 92 thru 95 C-68/92

O - Office

Jurisdiction (specify district above)

- ☒ City ☐ County

Zoning District

Central City

MU-SD MU-CC~~X~~1

City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Dwelling-Multi Family

No

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT	SUBDIVISION	ZONING
<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): _____	<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 _____	<input checked="" type="checkbox"/> Zoning Change: C-G-2 Proposed Zoning <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ <div> <div>Proposed Density (units/acre)</div> <div>Previous Rezoning Requests</div> </div> <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission		
	ATTACHMENTS	FEE 2:	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
	ADDITIONAL REQUIREMENTS	FEE 3:	
	<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		
			1,000.00

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


Applicant Signature

Joe Petre

9/3/2020

Please Print

Date _____

855-246-1331

jpetre@ConversionProp.com

Phone Number

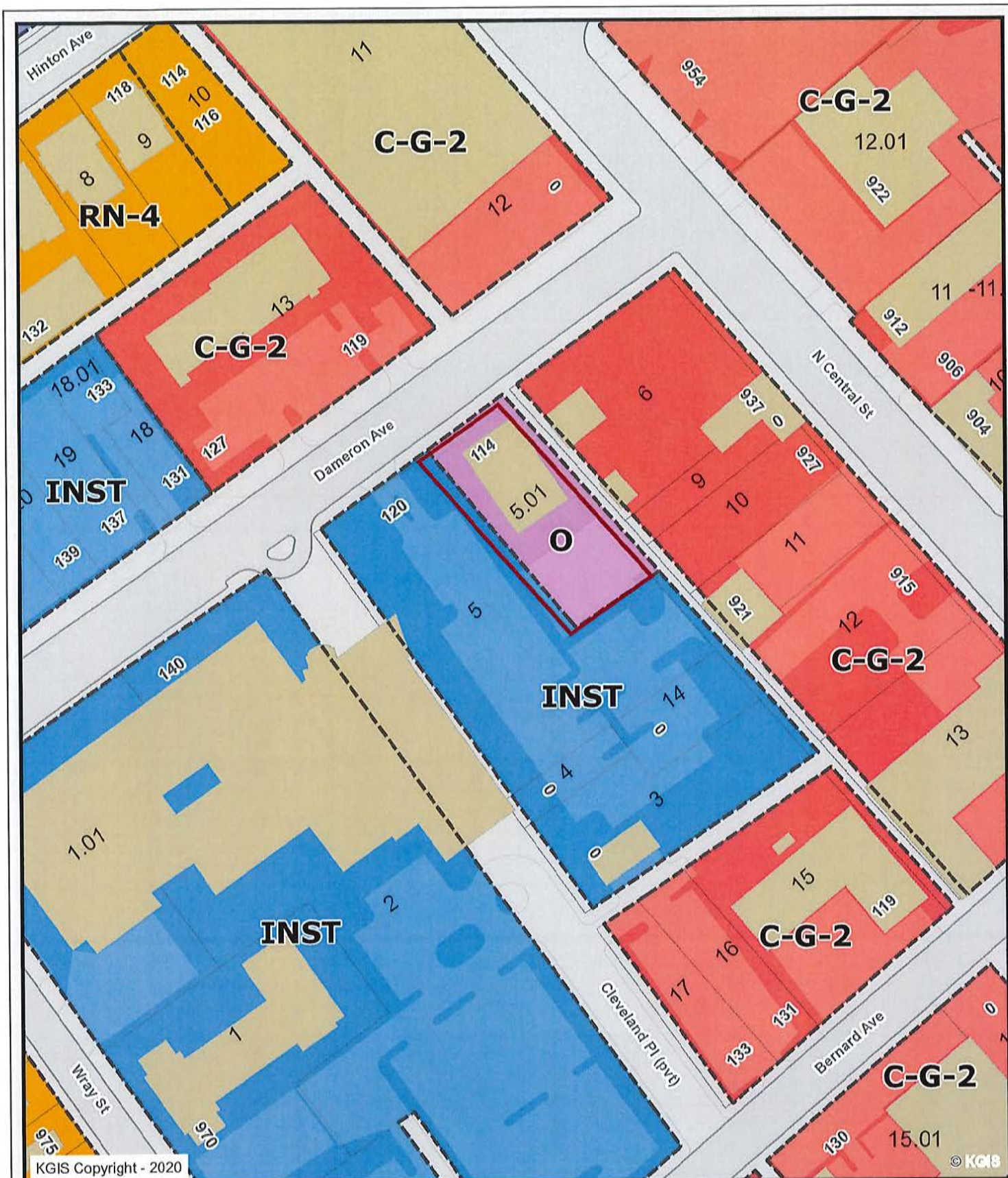
Email

Marc Payne

9/3/2020

Please Print

Date _____

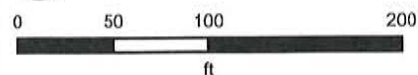


114 Dameron Ave.
Rezoning

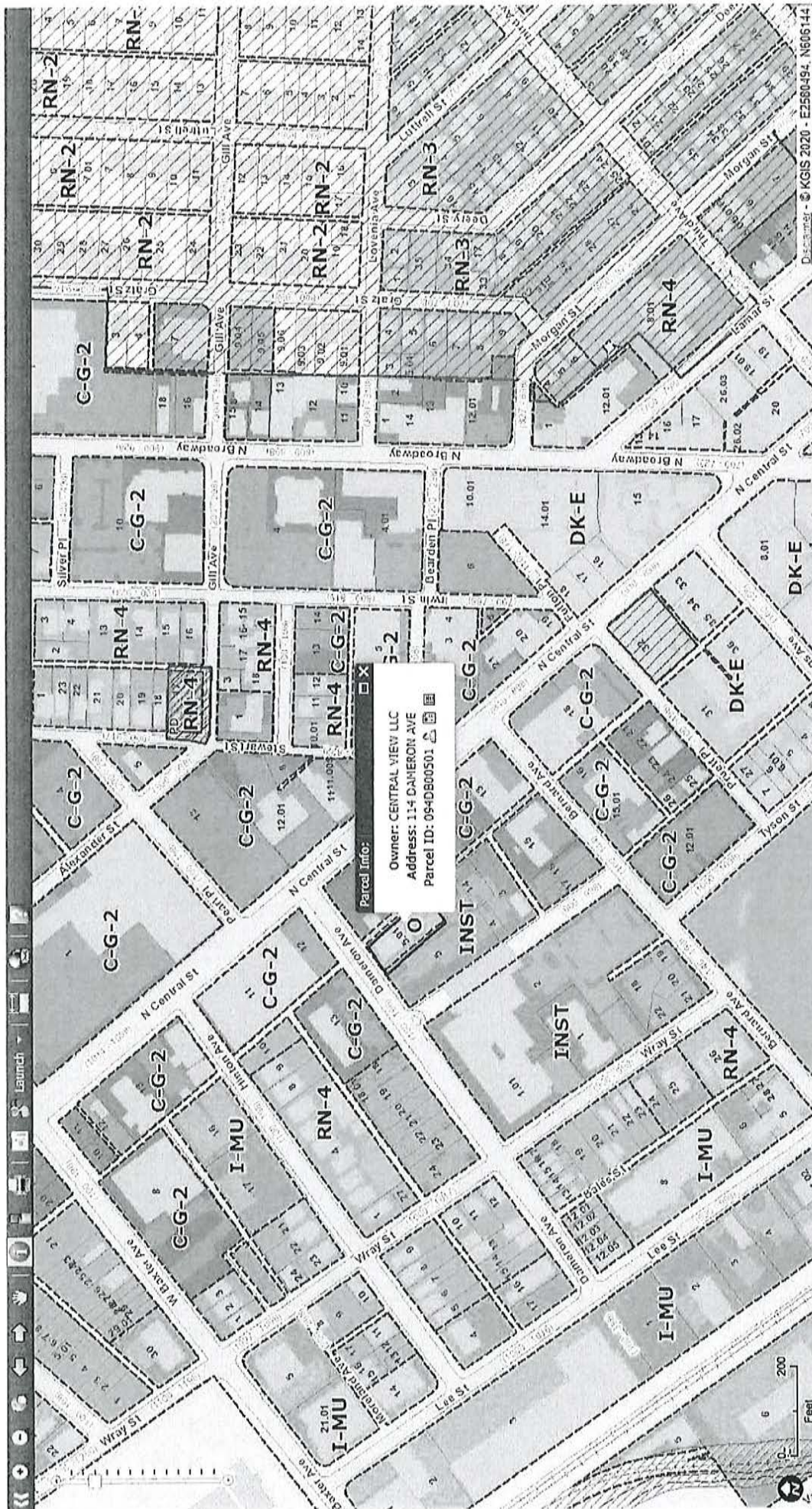
Knoxville - Knox County - KUB Geographic Information System



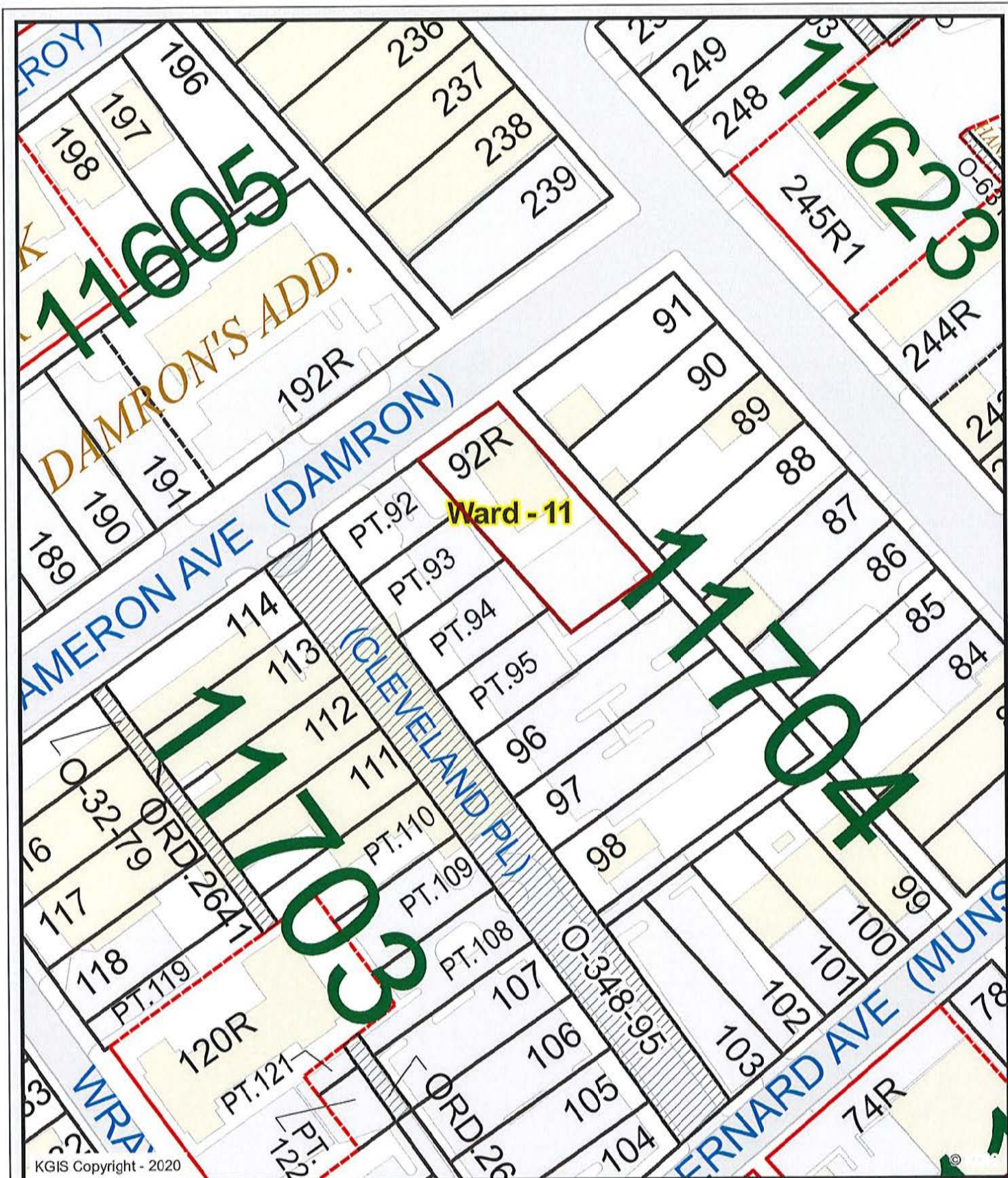
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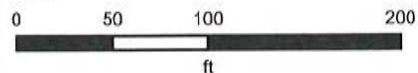


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Rezoning

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