

REZONING REPORT

▶ **FILE #:** 9-C-20-RZ **AGENDA ITEM #:** 9
 POSTPONEMENT(S): 9/10/2020 **AGENDA DATE:** 10/8/2020
 ▶ **APPLICANT:** CAMERON S. BOLIN
 OWNER(S): 4th Purpose Reality, LLC

TAX ID NUMBER: 95 A D 020 [View map on KGIS](#)
 JURISDICTION: City Council District 6
 STREET ADDRESS: 211 Jessamine St.
 ▶ **LOCATION:** Northwest quadrant of the intersection of Jessamine Street and Linden Avenue, south of Magnolia Avenue
 ▶ **APPX. SIZE OF TRACT:** 0.563 acres
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Inside City Limits
 ACCESSIBILITY: Jessamine Street is a local collector with a pavement width of approximately 32 feet inside a right-of-way of approximately 50 feet.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: First Creek

▶ **PRESENT ZONING:** C-G-2 (General Commercial)
 ▶ **ZONING REQUESTED:** DK-E (Downtown Edge)
 ▶ **EXISTING LAND USE:** Vacant hotel
 ▶
 EXTENSION OF ZONE: No
 HISTORY OF ZONING: None noted for this property
 SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant - C-G-2 (General Commercial District)
 South: Commercial - I-MU (Industrial Mixed Use District)
 East: Wholesale - I-MU (Industrial Mixed Use District)
 West: Transportation/communications/utilities - I-MU (Industrial Mixed Use District)
 NEIGHBORHOOD CONTEXT: This property is at the boundary of the Magnolia Warehouse District and is bounded on three sides by I-MU (Industrial-Mixed Use) zoning. The area predominantly consists of small-scale warehousing with parking on-site. Small-scale commercial businesses are situated along Magnolia Avenue, which is 2 parcels to the north.

STAFF RECOMMENDATION:

▶ **Withdraw this application per the applicant's request.**
 Staff received an email requesting withdrawal on October 5, 2020.

ESTIMATED TRAFFIC IMPACT: 184 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Christenberry Elementary, Vine Middle Magnet, and Austin East High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 11/3/2020 and 11/17/2020. 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.