

REZONING REPORT

▶ **FILE #:** 9-C-20-RZ

AGENDA ITEM #: 10

AGENDA DATE: 9/10/2020

▶ **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:

▶ **Deny DK-E (Downtown Knoxville Edge Subdistrict) zoning because the property does not meet the DK-E description and because a rezoning is not required to utilize the property as planned.**

COMMENTS:

The applicant hopes to use this site for multifamily residential dwellings. The site houses an existing structure with a parking lot that cannot provide the number of parking spaces required. Renovating this structure would benefit the surrounding area. However, a rezoning of the property is not warranted for the applicant to renovate the structure for this intended use.

1. The existing C-G zone allows multifamily uses.
2. The parking on the site is not adequate to meet the zoning ordinance requirements, which are based on uses (in this case, the number of one-bedroom units proposed requires a minimum of 20 spaces and allows a maximum of 24 spaces). This requirement is applicable to all zones except the downtown zones.
3. The C-G zone has a provision which allows a 20% reduction in parking requirements, which would result in 16 spaces required. The current site has parking on the south side of the building that could potentially provide up to 13 spaces, so only 3 spaces would need to be provided elsewhere on the site.
4. The applicant could also attempt to work out a shared parking agreement with a nearby business, which could be an option for staff parking.

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 have been no changes in conditions to warrant a rezoning.
2. The site is in an area outside of downtown with C-G (General Commercial) zoning to the north and east and I-MU zoning to the south. Downtown is separated from this property by James White Pkwy., Hall of Fame Dr., and Industrial zoned properties.

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

1. The proposed amendment to DK-E zoning is intended to address areas of transition between the higher intensity environment of the Downtown and adjacent smaller-scale mixed-use areas. The DK-E Subdistrict facilitates mixed-use development with standards that focus on compatibility with adjacent development.
2. This area does not meet the intent of DK-E zoning, as it is already a smaller-scale mixed use area.
3. Rezonings 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. Expanding the DK-E subdistrict to encompass this parcel would not create any adverse effects directly, but it is not adjacent to any downtown zones would therefore be out of character with adjacent zoning.
2. Rezoning this parcel could prompt additional rezoning requests to DK-E in an area outside of downtown.

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 Central City Sector Plan's MU-SD, CC-3 (SoMag Mixed Use District) designation calls for a variety of uses including office, wholesale and retail commercial, warehousing and light manufacturing, and residential development. The use the applicant wants is allowed in both the zoning and the sector plan already. A rezoning is not required.
2. The CC-3 Mixed Use Designation extends into downtown but only incorporates the DK-W (Downtown Knoxville Warehouse) and DK-G (Downtown Grid) Subdistricts. The DK-E subdistrict currently only exists within the MU-SD, CC-1 (Mixed Use-Special District, Downtown North) designation.
3. The property is located within Knoxville's City limits on the Growth Plan.
4. The property is located in FEMA Flood Zone X but does not contain any floodplain areas.

ESTIMATED TRAFFIC IMPACT: 184 (average daily vehicle trips)

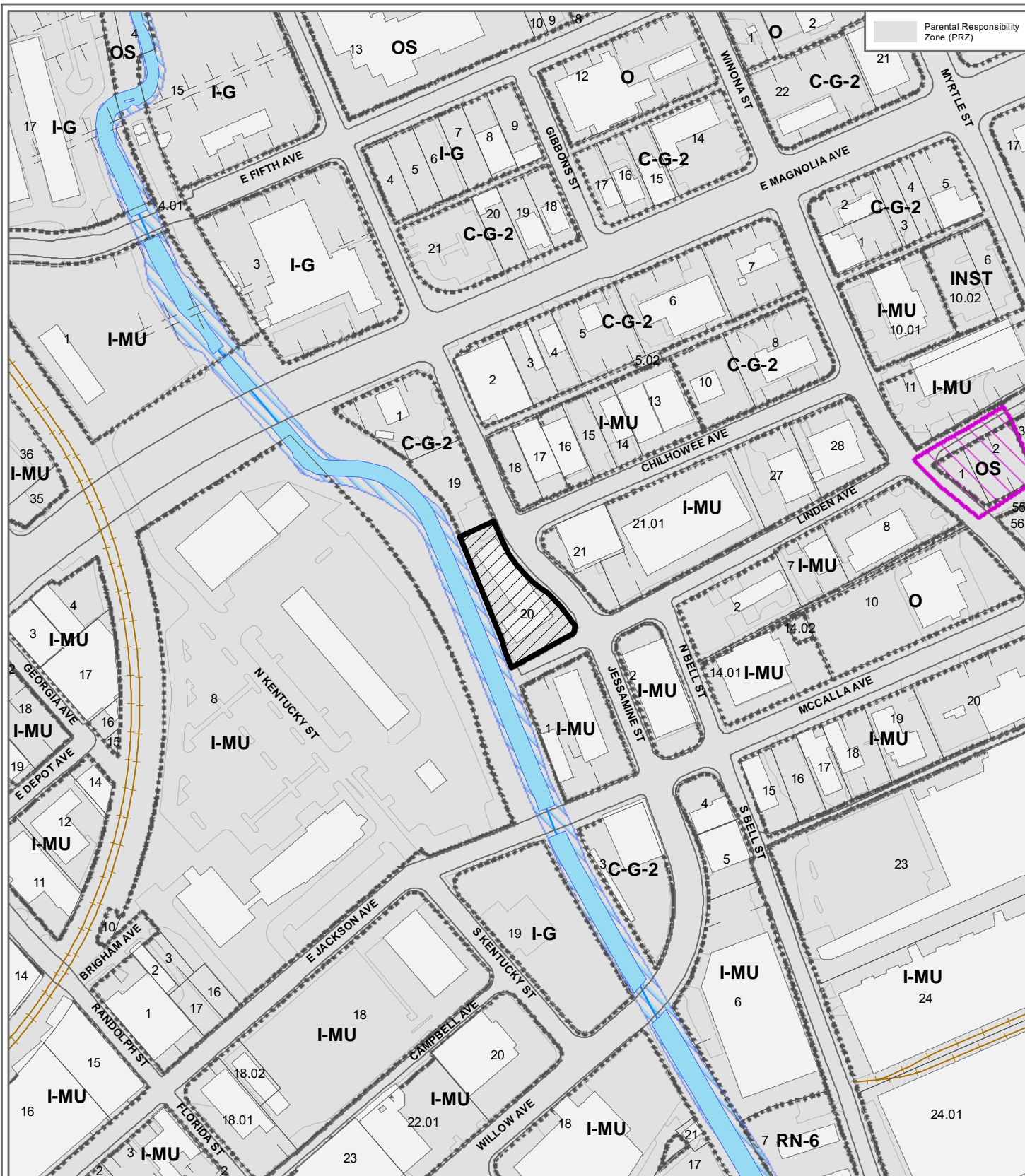
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 10/6/2020 and 10/20/2020. 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.



**9-C-20-RZ
REZONING**

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



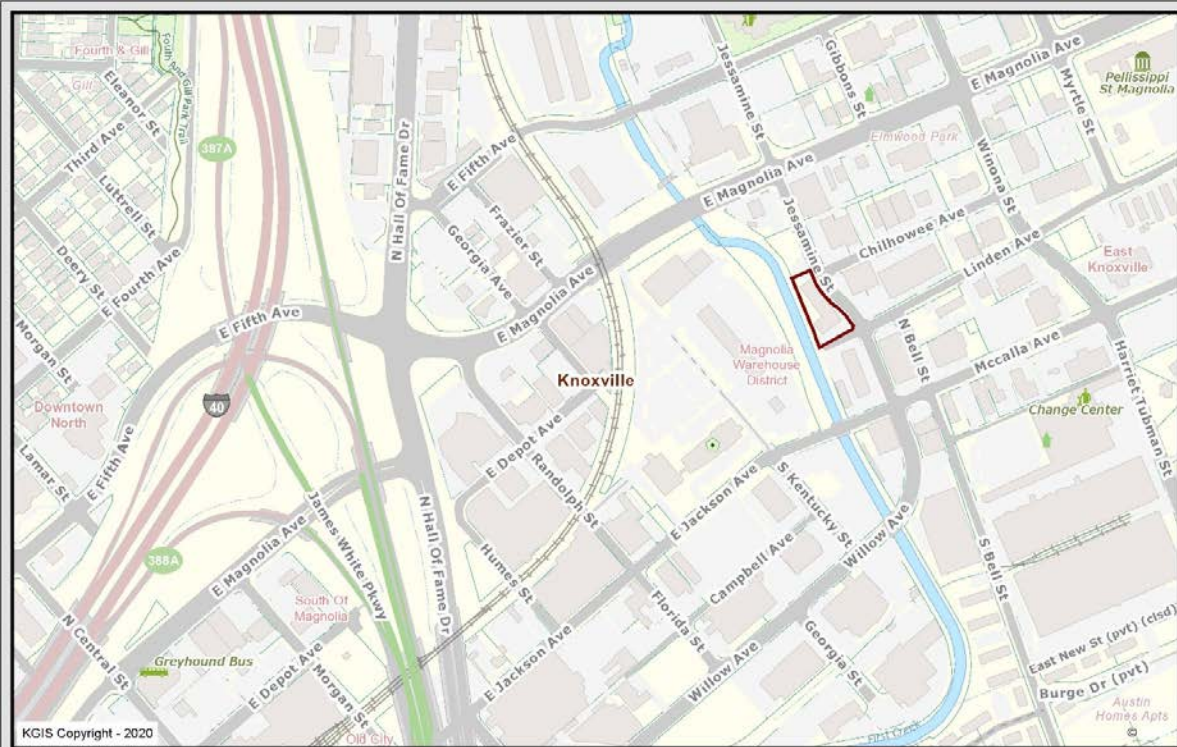
Original Print Date: 8/13/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cameron S. Bolin

Map No: 95
Jurisdiction: City



9-C-20-RZ
EXHIBIT A. Contextual Images



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9-C-20-RZ: Location Map
 211 Jessamine Street

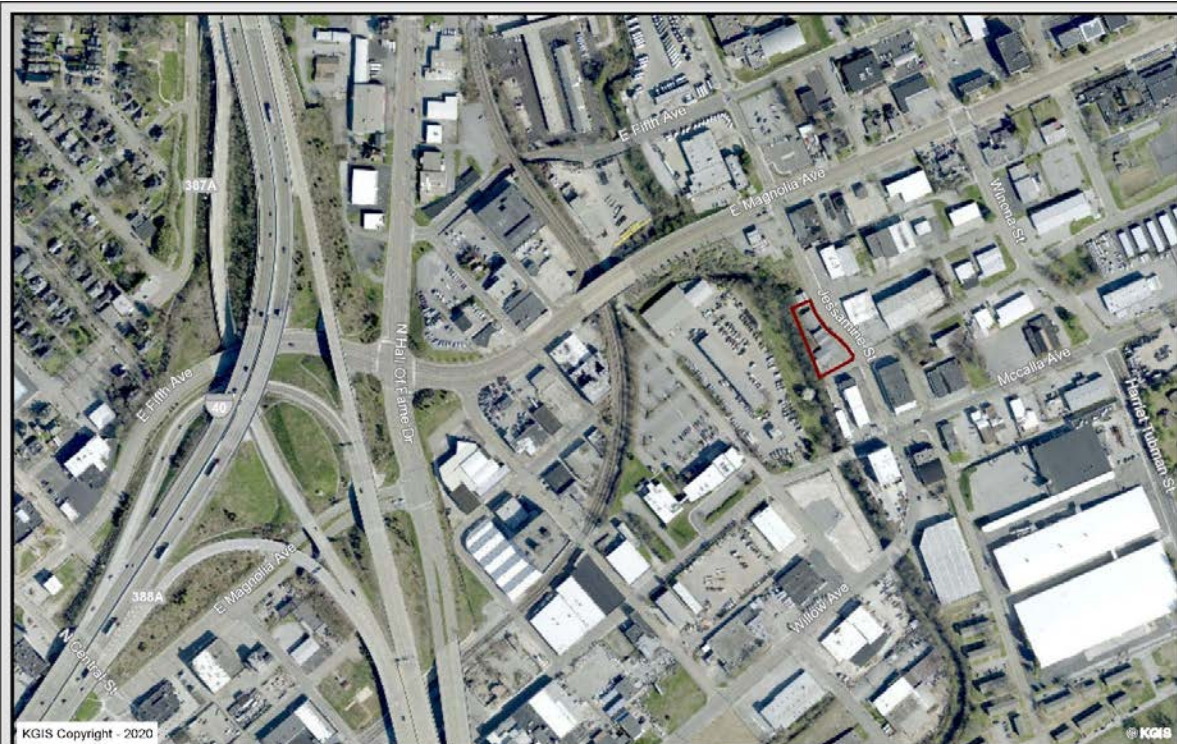
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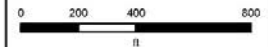
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9-C-20-RZ: Aerial Map
 211 Jessamine Street

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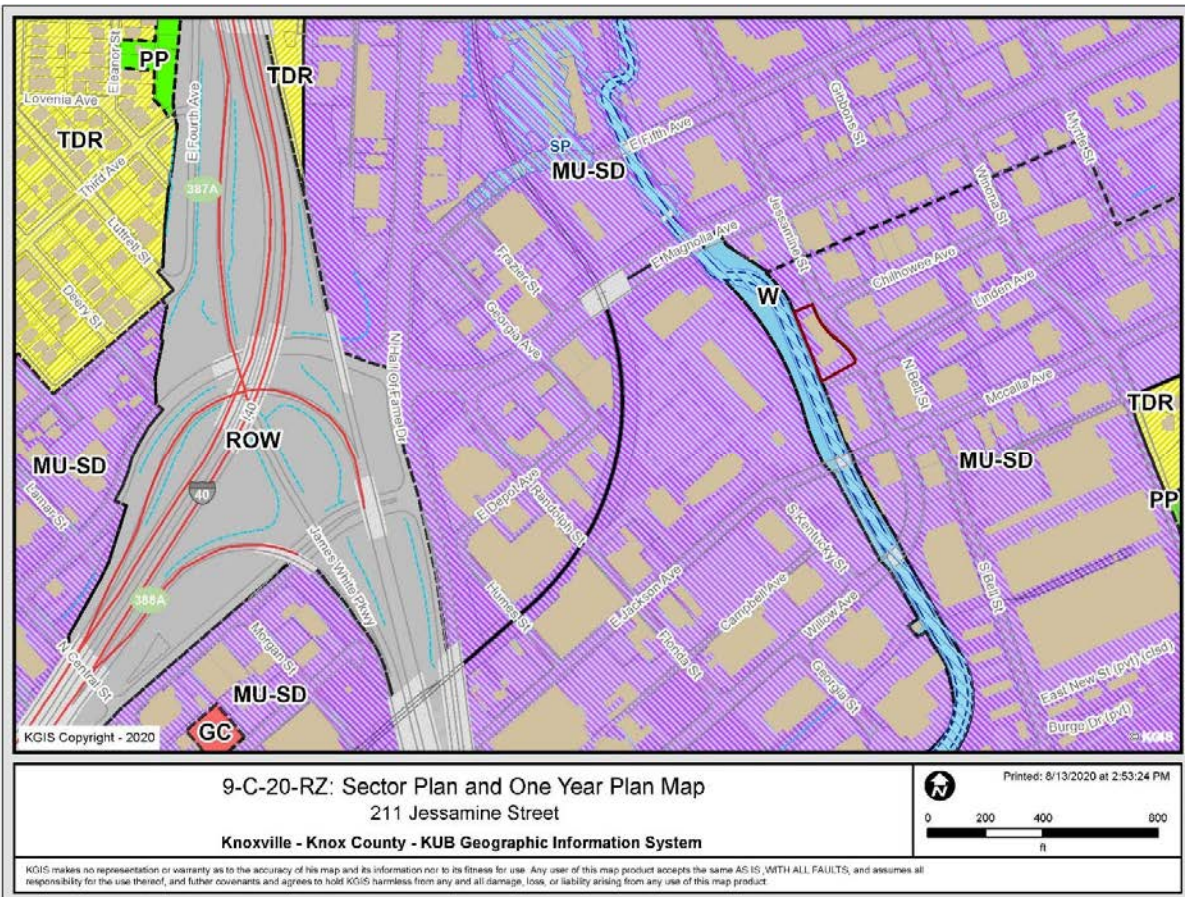
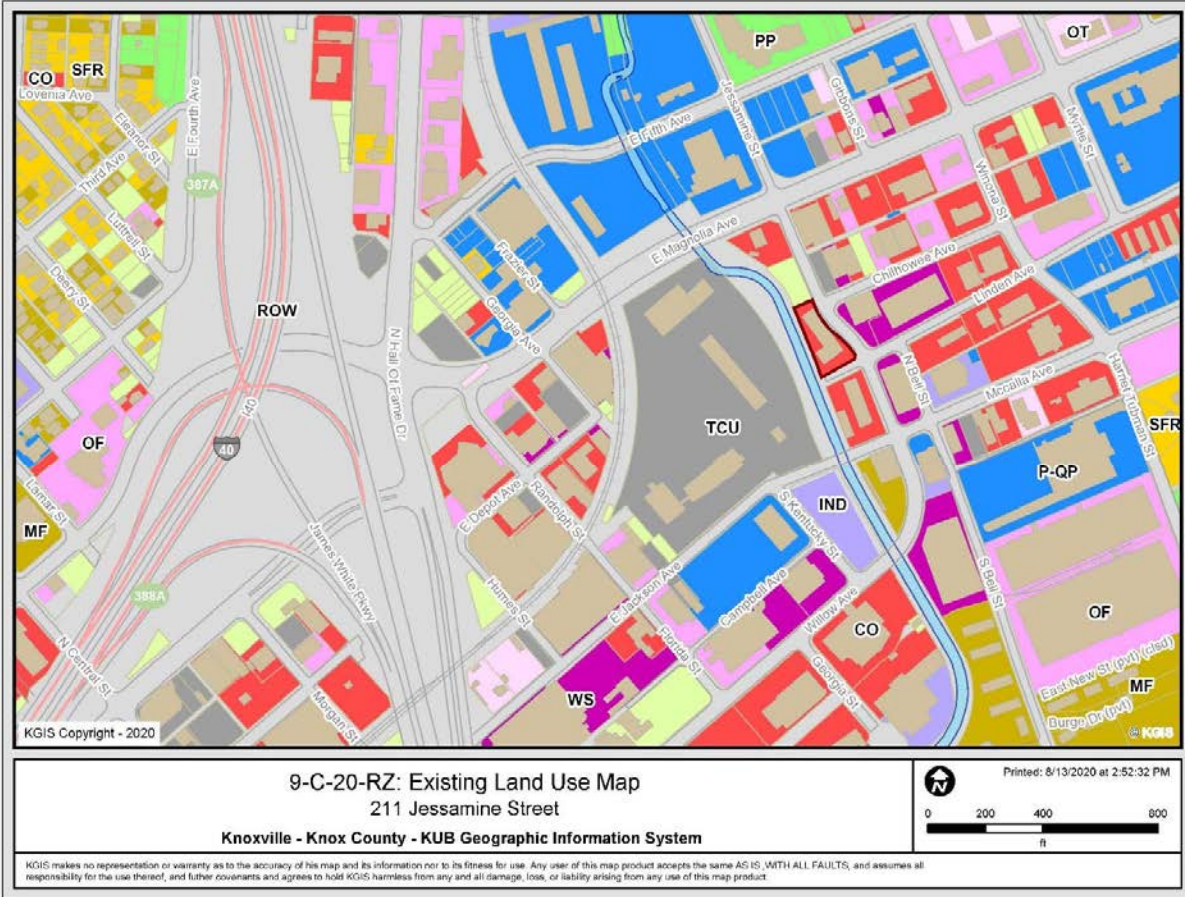


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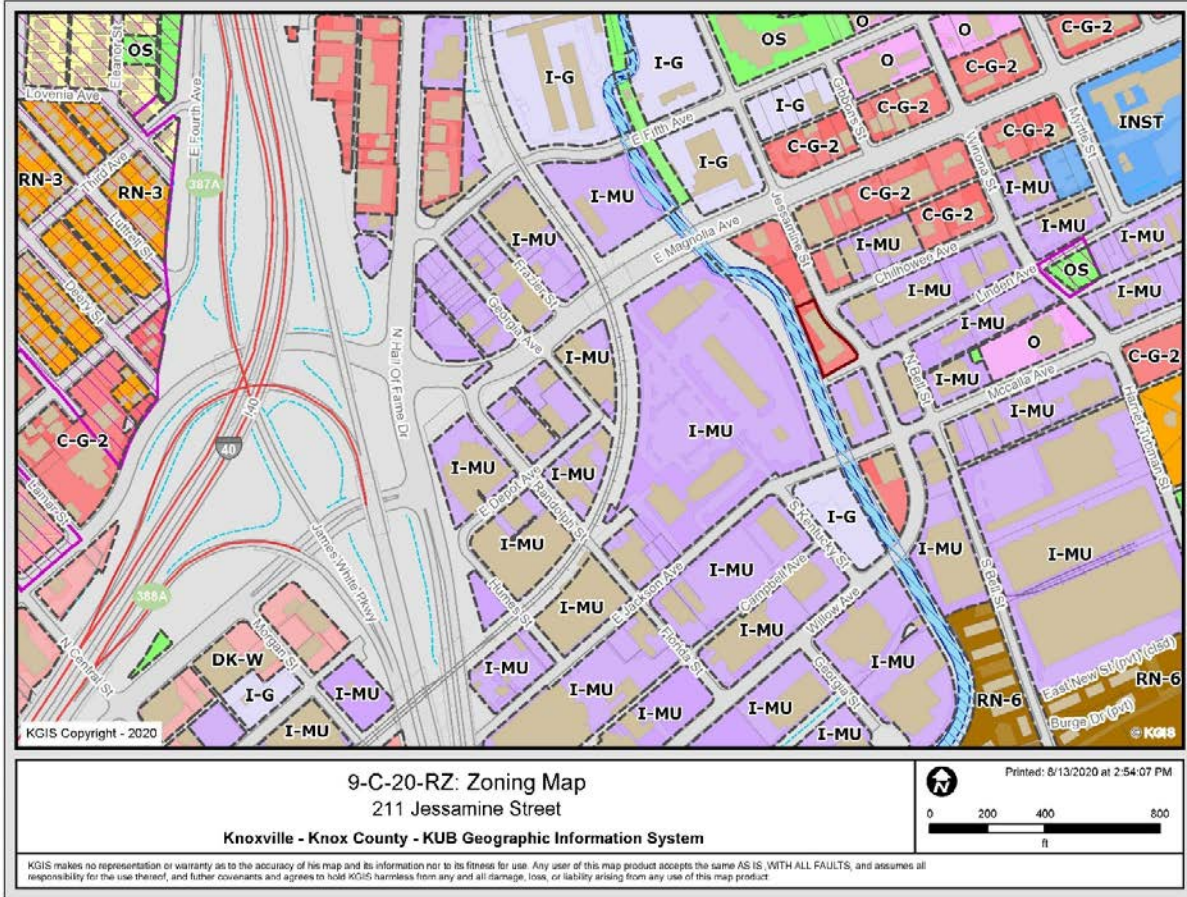


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9-C-20-RZ
EXHIBIT A. Contextual Images



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EXHIBIT A. Contextual Images



(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Cameron S. Bolin

Sanders Pace Architecture

Applicant Name

Affiliation

07/22/2020

09/10/2020

9-C-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

Cameron S. Bolin

Sanders Pace Architecture

Name

Company

514 West Jackson Avenue, Suite 102

Knoxville

TN

37902

Address

City

State

Zip

(865) 329-0316

cbolin@sanderspace.com

Phone

Email

CURRENT PROPERTY INFO

4th Purpose Realty, LLC

520 W Summit Hill Drive SW STE 1101

(865) 524-1223

Owner Name (if different)

Owner Address

Owner Phone

211 Jessamine Street. Knoxville, TN 37917

095AD020

Property Address

Parcel ID

w/s Jessamine St, N/s Linden Ave, w of Chilhowee Ave intersection

.563 Acres

General Location

Tract Size

6th District

C-G-2

Jurisdiction (specify district above)

- City
- County

Zoning District

MU-SD / MU-CC3

Magnolia Ave. Corridor Plan

Within City limits

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

CO

N

KUB

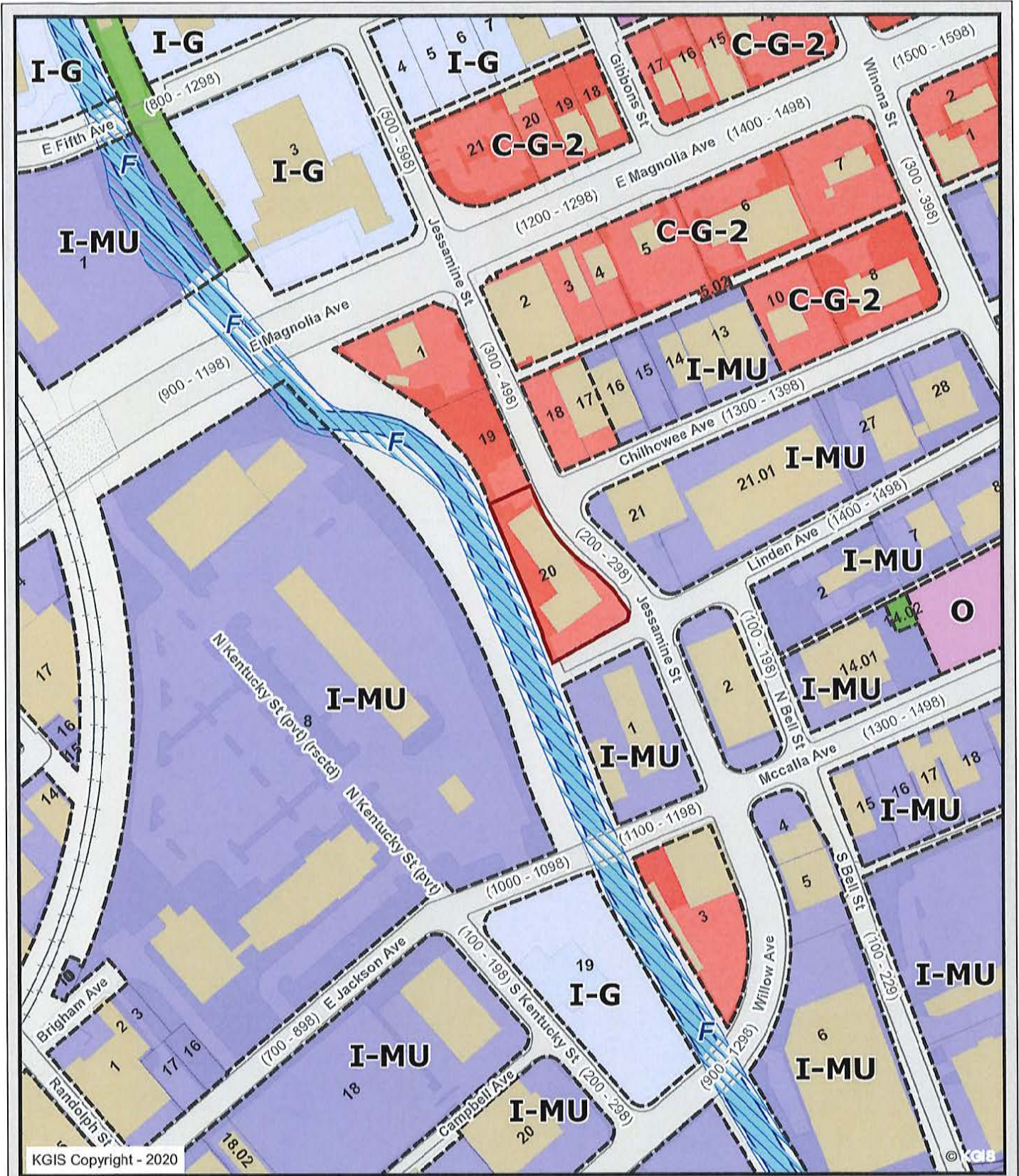
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Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



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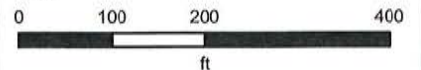
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Zoning Map

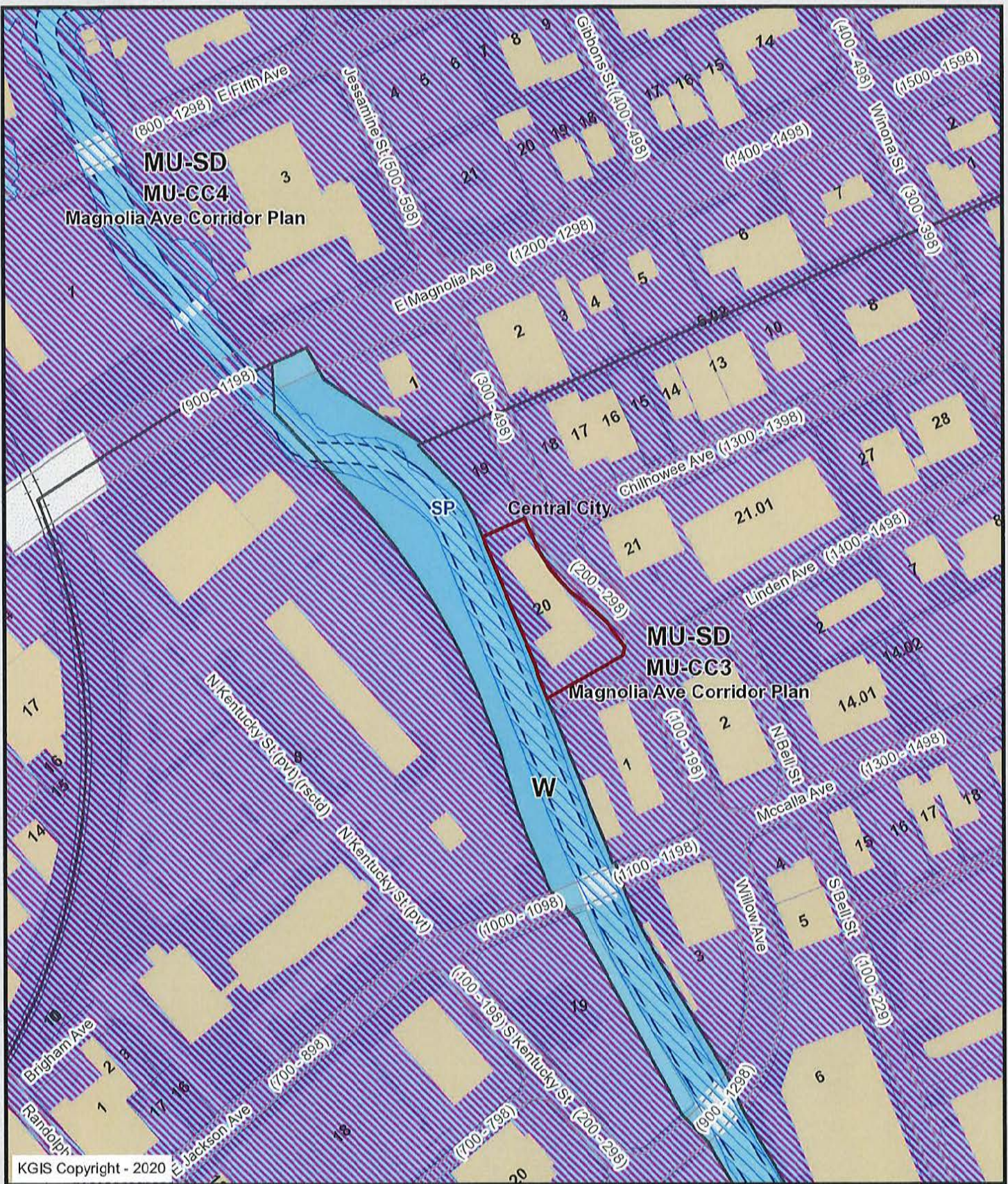
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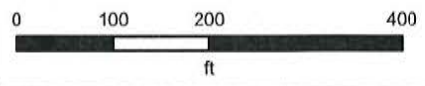
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Sector Plan and One Year Plan Designation

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