

REZONING REPORT

► **FILE #:** 8-I-21-RZ

AGENDA ITEM #: 15

AGENDA DATE: 8/12/2021

► **APPLICANT:** TYLER SANFORD

OWNER(S): Central Burwell LLC

TAX ID NUMBER: 81 G D 040 &041

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 119 & 129 W. Burwell Ave.

► **LOCATION:** Northwest side of W. Burwell Avenue, west of N. Central Street

► **APPX. SIZE OF TRACT:** 0.51 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (within City limits)

ACCESSIBILITY: Access is via West Burwell Avenue, a local road with a pavement width of 40-ft, with a right-of-way width of 42-ft, and Bond Street, a local road with a pavement width of 24-ft within a right-of-way width of 55-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT ZONING:** I-H (Heavy Industrial)

► **ZONING REQUESTED:** I-MU (Industrial Mixed-Use)

► **EXISTING LAND USE:** Commercial building and vacant land

►
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this property.

SURROUNDING LAND USE AND ZONING: North: Transportation/communications/utility - I-MU (Industrial mixed-use)

South: Office - OP (Office park)

East: Commercial - C-G-2 (General commercial)

West: Industrial - I-H (Heavy industrial)

NEIGHBORHOOD CONTEXT: The property is located in an area with large industrial lots, with some commercial and office uses nearby.

STAFF RECOMMENDATION:

► **Approve I-MU (Industrial-Mixed Use) zoning because it is more compatible with the surrounding area than the existing zoning and will bring the property into conformance with the Central City Sector Plan.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 GENERALLY:

1. The Central City sector plan land use classification is LI (Light Industrial), which does not support the subject property's current I-H (Heavy Industrial) zoning. Rezoning this property to I-MU (Industrial Mixed-Use) will bring this property into conformance with the Central City Sector Plan.
2. Over the past several years this area has transitioned from heavy industrial uses into less intensive uses such as commercial and mixed-use.

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

1. The I-MU (Industrial Mixed-Use) Zoning District is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. This mix is designed to promote the reuse of older, character giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses. Residential uses are also permitted in the I-MU (Industrial Mixed-Use) District, both above the ground floor in mixed-use development, and in multi-family dwellings.
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 CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The I-MU (Industrial-Mixed Use) zone allows uses that are less intense and are less likely to cause adverse impacts to surrounding properties than uses allowed in the existing I-H zone.

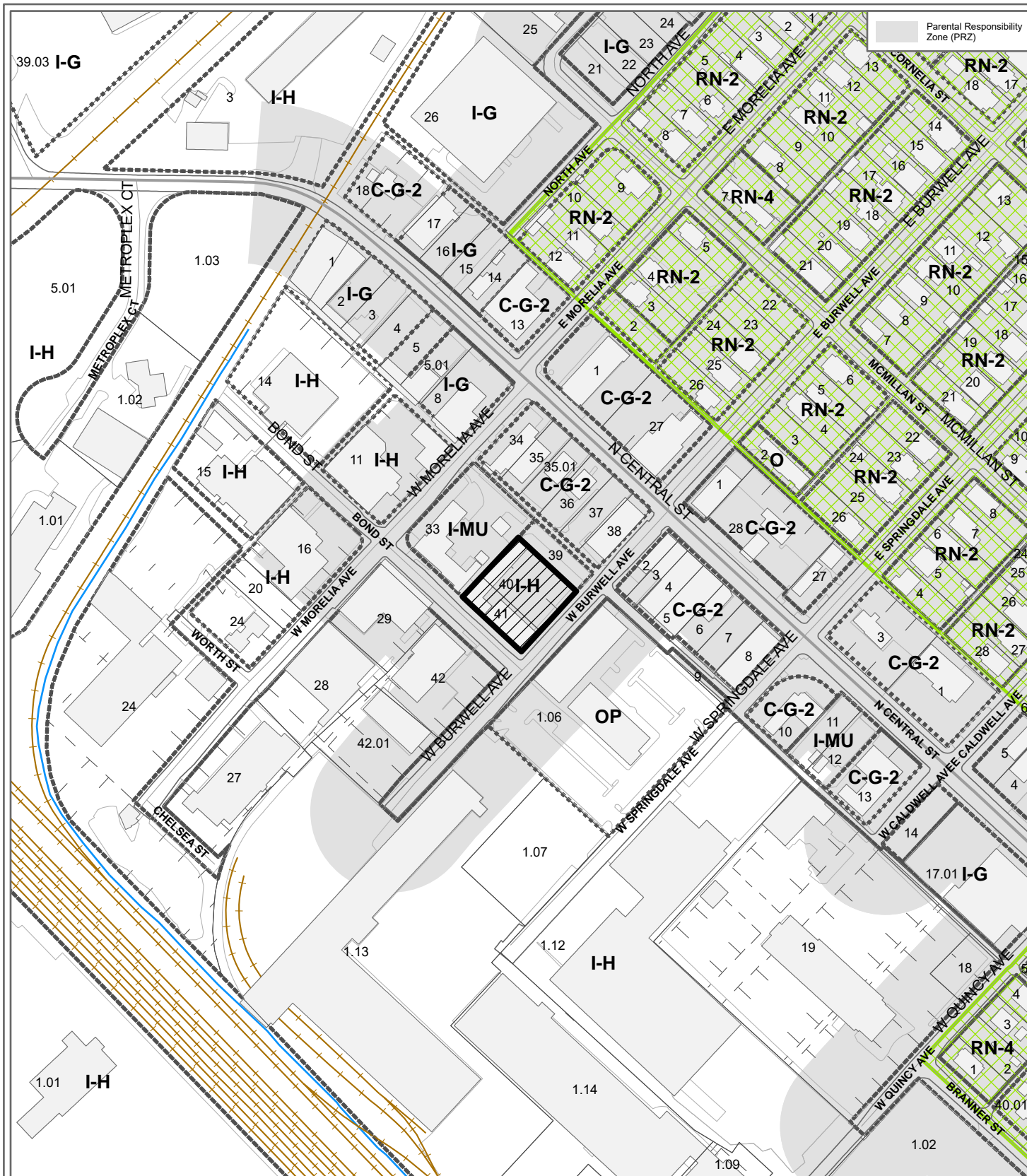
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The I-MU zone is consistent with the Central City Sector Plan's LI (Light Industrial) land use designation.
2. The existing LI (Light Industrial) land use classification does not allow consideration of the existing I-H zone. Rezoning the property would bring it into compliance with the Central City Sector Plan and One Year Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

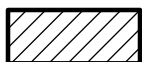
If approved, this item will be forwarded to Knoxville City Council for action on 9/7/2021 and 9/21/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



8-I-21-RZ REZONING

From: I-H (Heavy Industrial)

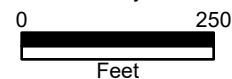
To: I-MU (Industrial Mixed-Use)



Petitioner: Sanford, Tyler

Map No: 81

Jurisdiction: City



Original Print Date: 7/6/2021

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

EXHIBIT A. Contextual Images

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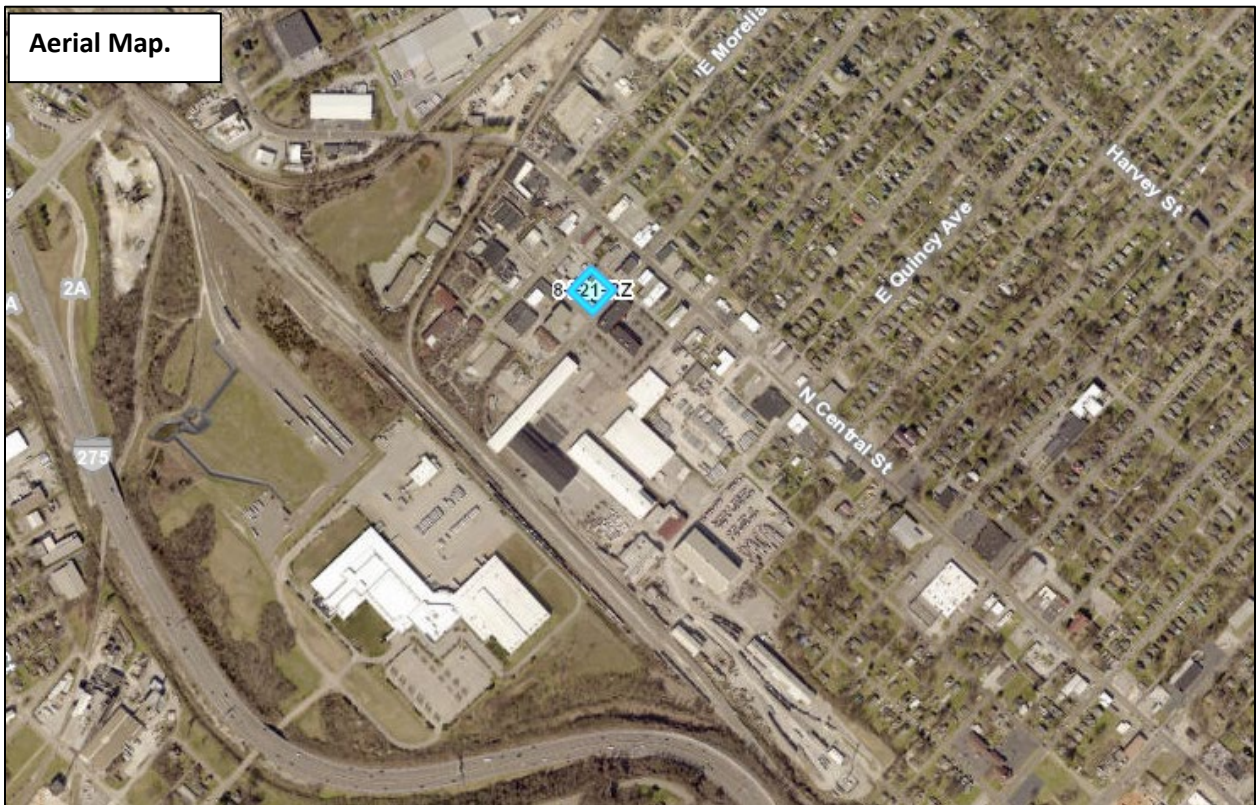
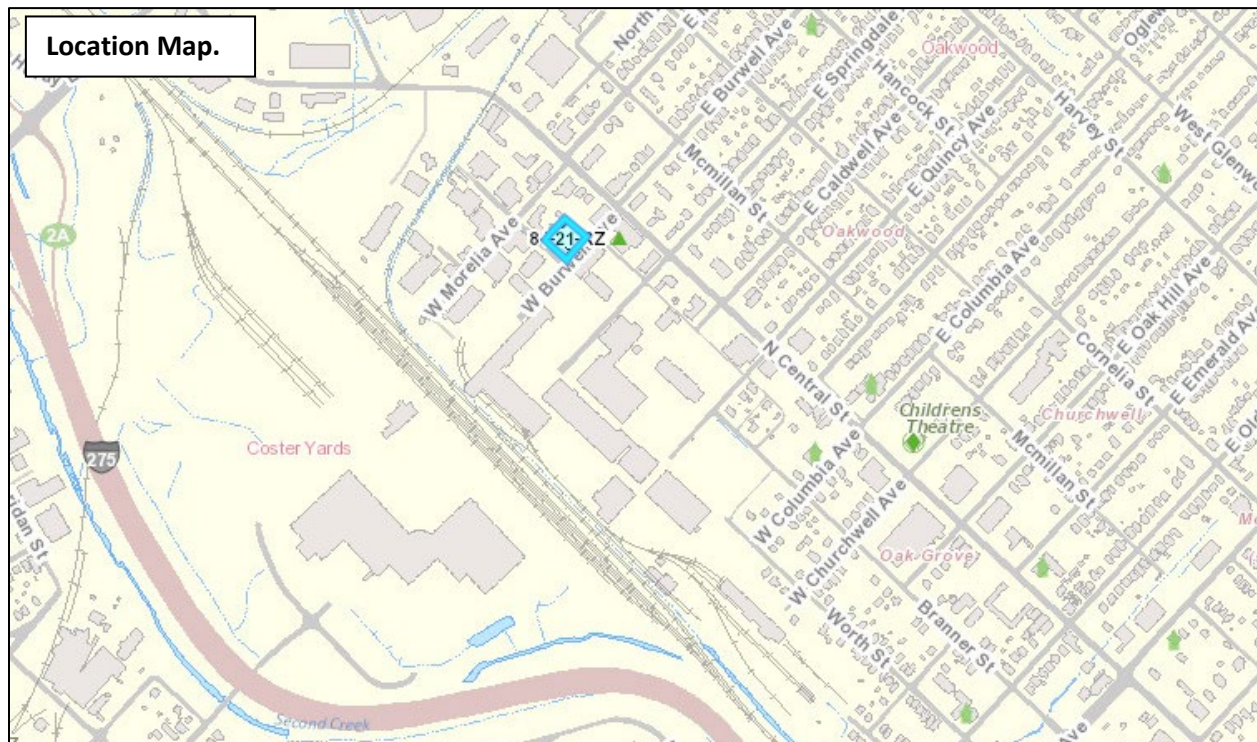
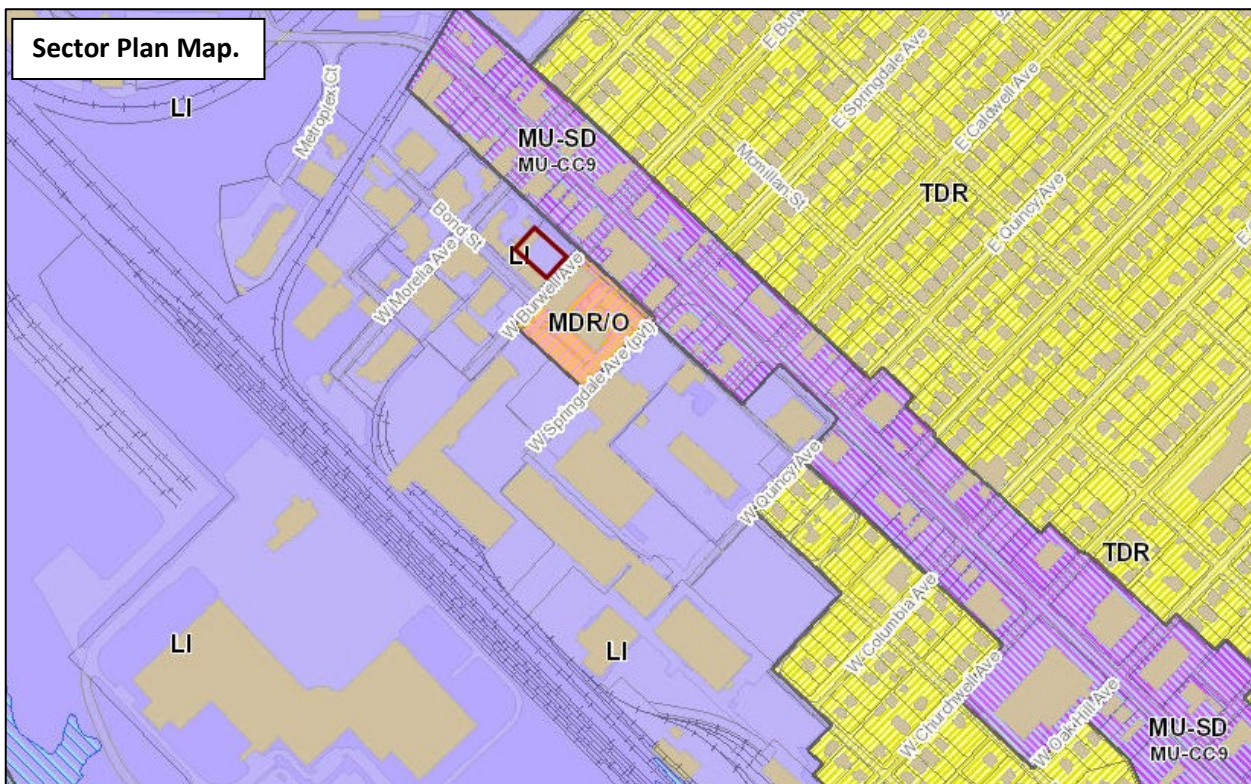


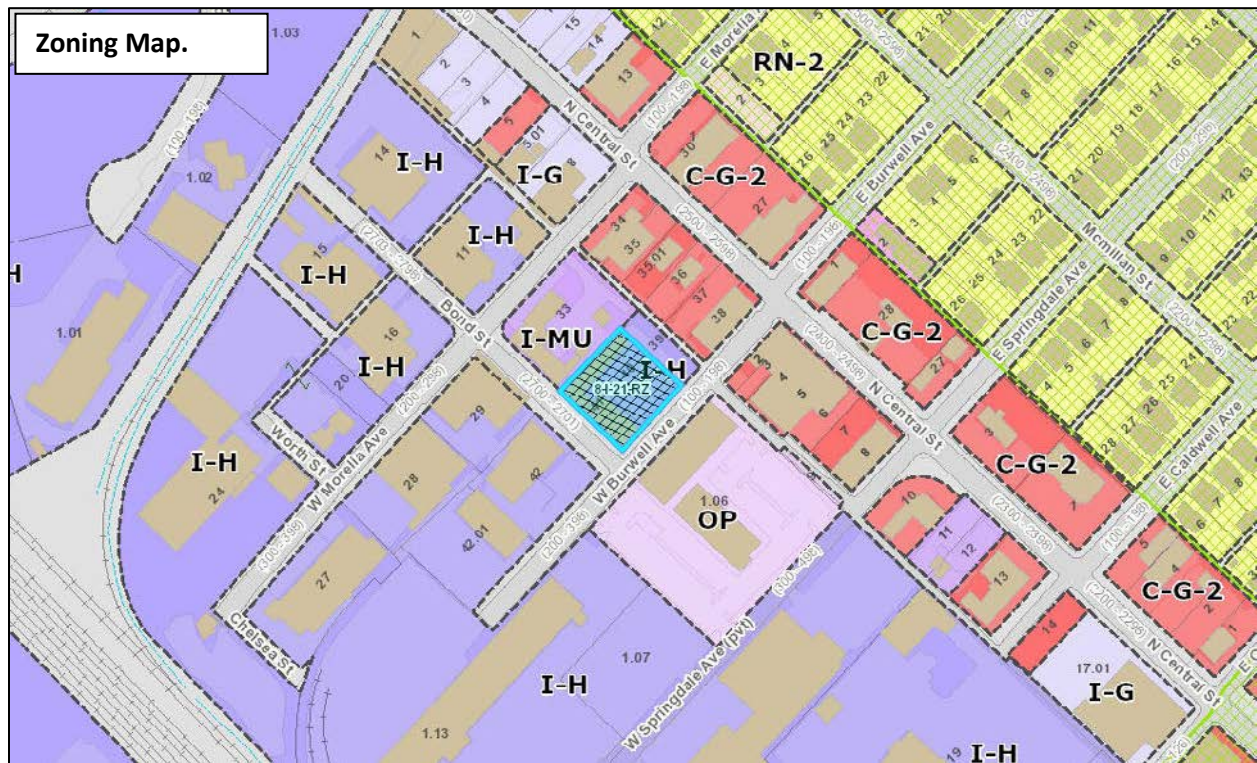
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EXHIBIT A. Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Tyler Sanford

Owner's Rep.

Applicant Name

Affiliation

6.28.21

8.12.21

File Number(s)

Date Filed

Meeting Date (if applicable)

8-I-21-RZ

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

Tyler Sanford

Sanders Pace Architecture

Name

Company

514 West Jackson Ave., SUITE 102

Knoxville

TN

37902

Address

City

State

ZIP

865-329-0316

tsanford@sanderspace.com

Phone

Email

CURRENT PROPERTY INFO

CENTRAL BURWELL LLC

514 West Jackson Ave. Knoxville, TN 37902 865-300-7448

Owner Name (if different)

Owner Address

Owner Phone

119 & 129 W BURWELL AVE

081GD040, 081GD041

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

W.
Northwest side of Burwell Ave, west of N Central St

051 ac total

General Location

Tract Size

☒ City ☐ County

5th
District

I-H

Zoning District

Warehouse

Existing Land Use

Central City

LI

N/A (within City limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change **I-MU**
Proposed Zoning _____☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0326	\$1,000.00	\$1,000.00
Fee 2		
Fee 3		

AUTHORIZATION

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

Applicant Signature

Tyler Sanford

6.28.21

Please Print

Date

865-329-0316

tsanford@sanderspace.com

Phone Number

Email

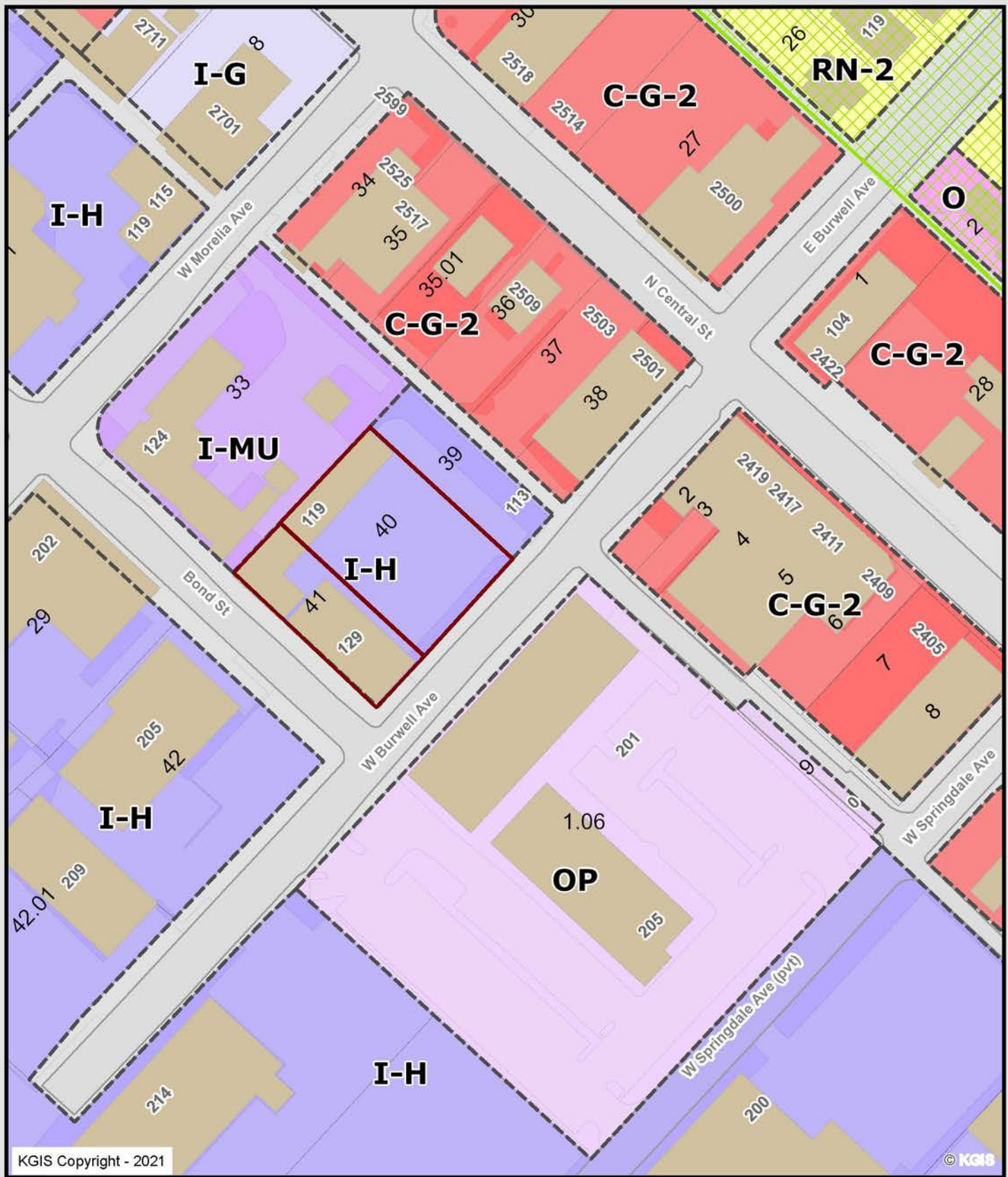
Staff Signature

Michelle Portier

Please Print

Date

6/28/2021 swm



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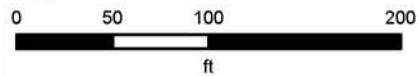
© KGIS

Letter Portrait Zoning Map

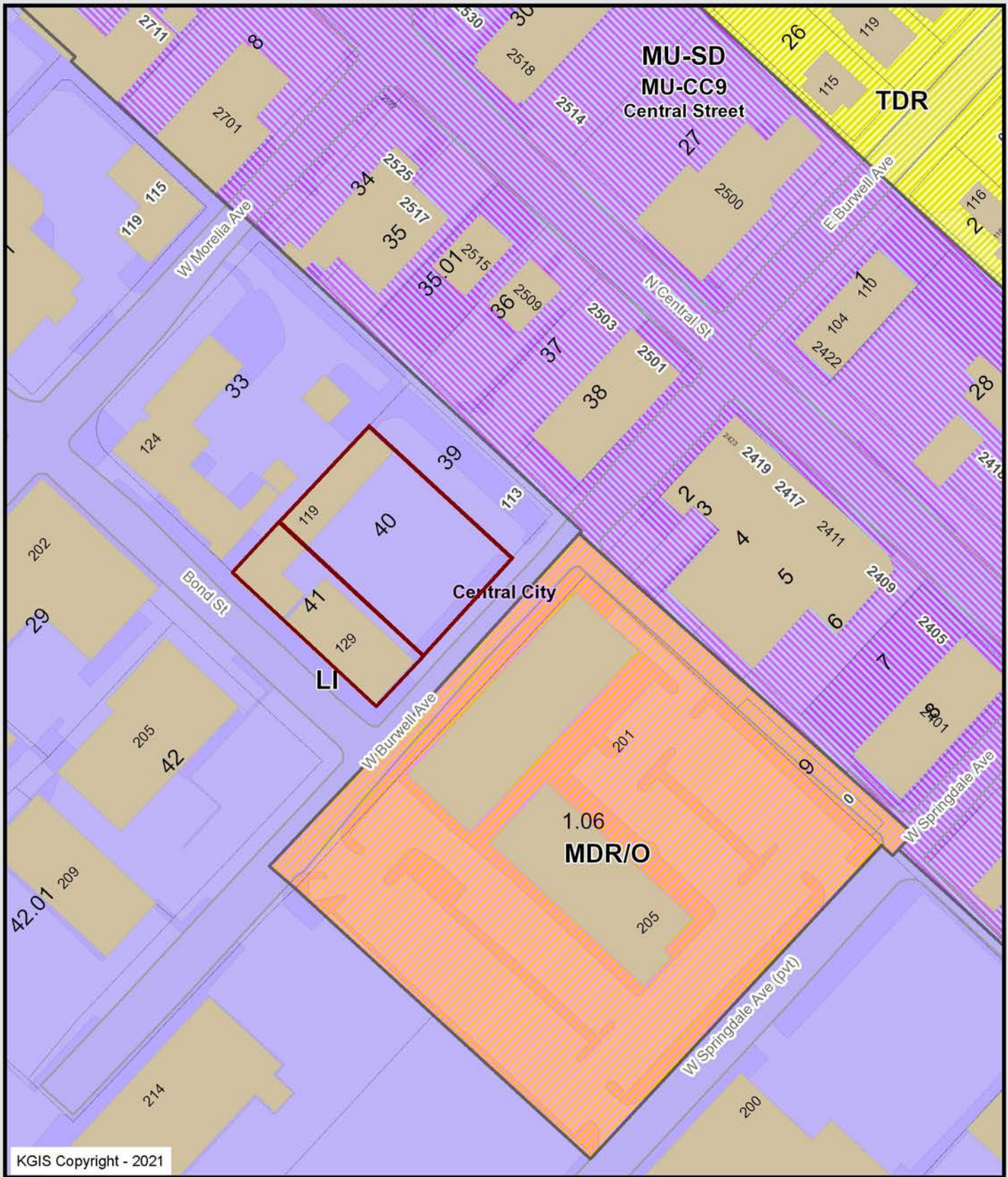
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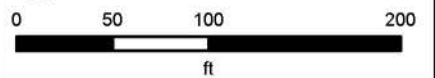
Letter Portrait

Sector Plan and One Year Plan Designation

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