

REZONING REPORT

► **FILE #:** 10-K-21-RZ

AGENDA ITEM #: 18

AGENDA DATE: 10/14/2021

► **APPLICANT:** MATT W. BRAZILLE, P.E.

OWNER(S): Knoxville's Community Development Corp.

TAX ID NUMBER: 95 H C 003

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 237 S. Bell St.

► **LOCATION:** On the west side of S Bell Street south of its intersection with McCalla Avenue, north of E Summit Hill Drive

► **APPX. SIZE OF TRACT:** 3.13 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is off of S. Bell Street, a local road with a 27-ft pavement width inside a 47-ft wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT ZONING:** RN-6 (Multi-Family Residential Neighborhood)

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

► **EXISTING LAND USE:** Shown as multifamily in KGIS but is currently vacant land.

►
EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Wholesale - I-MU (Industrial-Mixed Use) District

South: Multifamily - RN-6 (Multi-Family Residential) District

East: Multifamily and commercial - I-MU (Industrial-Mixed Use) and RN-6 (Multi-Family Residential) Districts

West: Industrial and commercial - I-MU (Industrial-Mixed Use) District

NEIGHBORHOOD CONTEXT: This property is part of the Austin Homes development currently under construction on the north side of E Summit Hill Drive. The proposed stadium project is nearby to the northeast, and warehouses are predominant to the north and east.

STAFF RECOMMENDATION:

► **Approve C-G-2 (General Commercial) zoning because it is consistent with the Central City Sector Plan's land use designation and will allow mixed use development in this building that could service the surrounding community and is consistent with the approved concept plan for Austin Homes.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, 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/COUNTY GENERALLY:

1. The properties to the south are currently being redeveloped by Knoxville Community Development Corporation (KCDC) as part of the Austin Homes project, a major housing development along E Summit Hill Drive and S Bell Street. This parcel is included in that development. The requested rezoning would allow a mixed use building on the site, which could provide needed goods and services to residents in the immediate vicinity.

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.
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.
3. Those uses with the potential to be incompatible (i.e., vehicle repair and service, vehicle rental facilities, etc.) are allowed as special uses, which would provide opportunities to address potential conflicts.

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. The C-G-2 zone will allow a mixed use building to be constructed on this site, with commercial uses on the ground level and dwelling units above. The commercial uses could serve not only the Austin Homes development of which it is a part, but the area in general, as there is a lack of smaller commercial properties providing goods and services to residents in the area.
2. This property is surrounded by I-MU (Industrial-Mixed Use) zoning to the north, east, and west, which consists of predominantly warehouses, so no adverse impacts are expected since that zoning allows more intense uses than the C-G zones.
3. C-G-2 zoning exists to the west along E Summit Hill Drive.

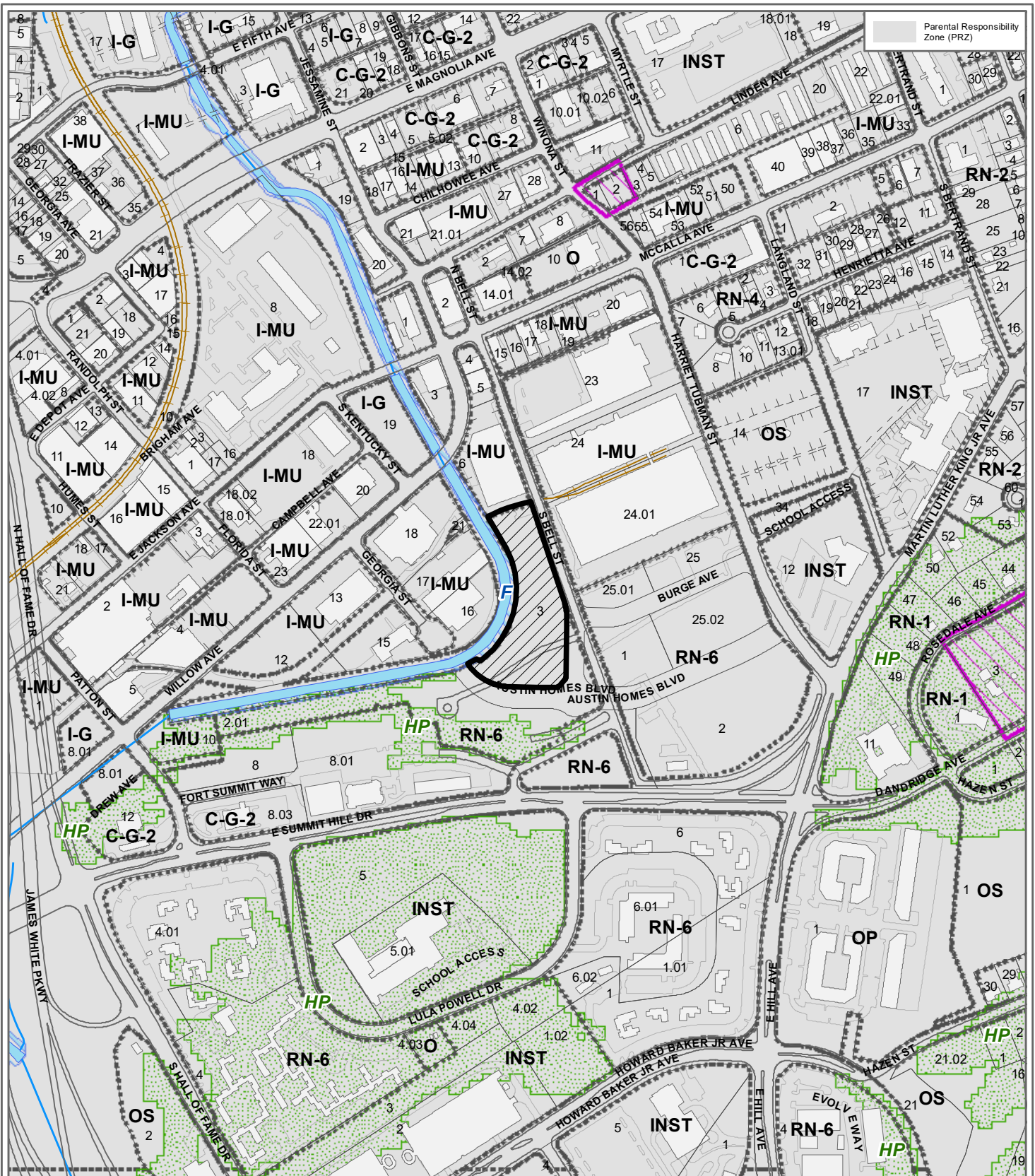
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The C-G-2 zone is consistent with the Central City Sector Plan's MU-SD, CC3 (SOMAG Mixed Use District) land use designation. This designation allows several land use classes, one of which is the MU-RC (Mixed Use-Regional Center) designation, which allows C-G zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2021 and 11/30/2021. 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.



10-K-21-RZ REZONING

From: RN-6 (Multi-Family Residential Neighborhood)

To: C-G-2 (General Commercial)

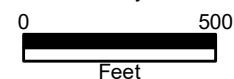


Original Print Date: 9/8/2021
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

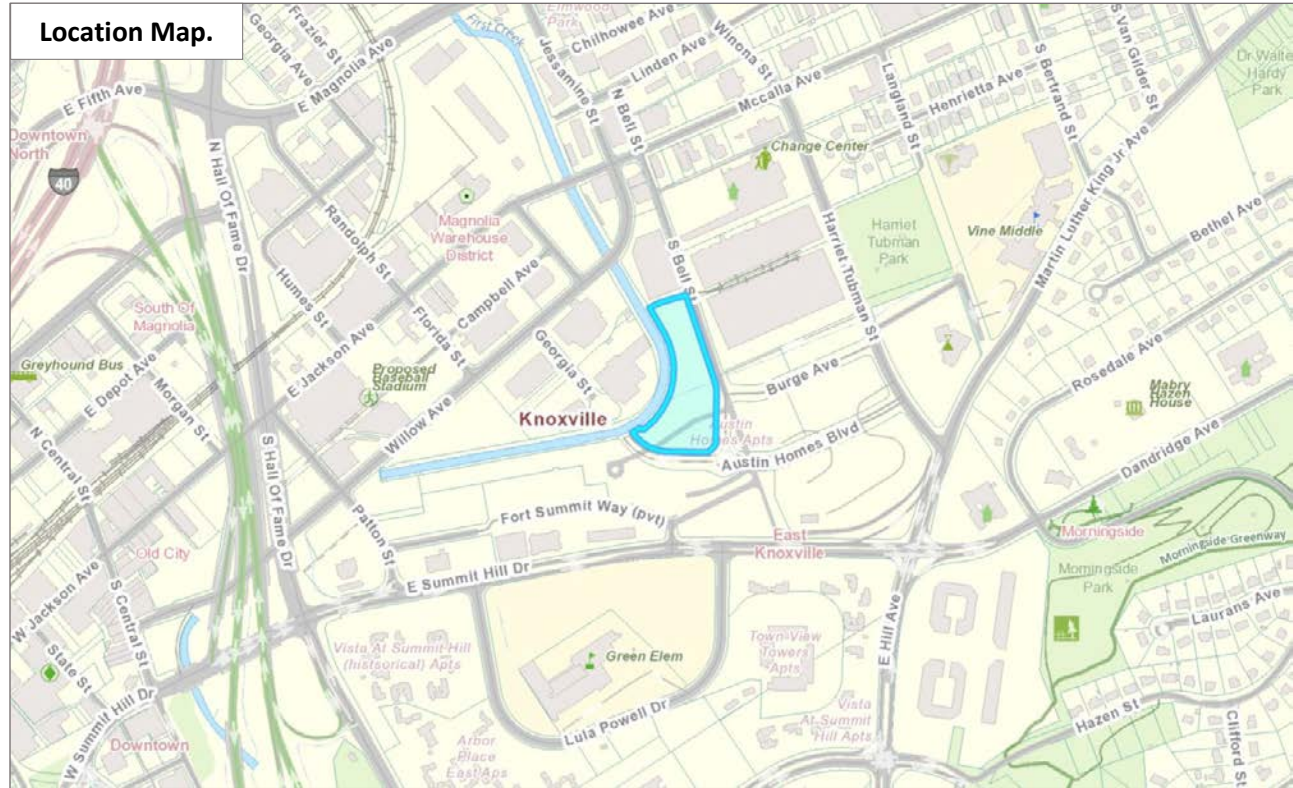
Petitioner: Brazille, P.E., Matt W.

Map No: 95

Jurisdiction: City

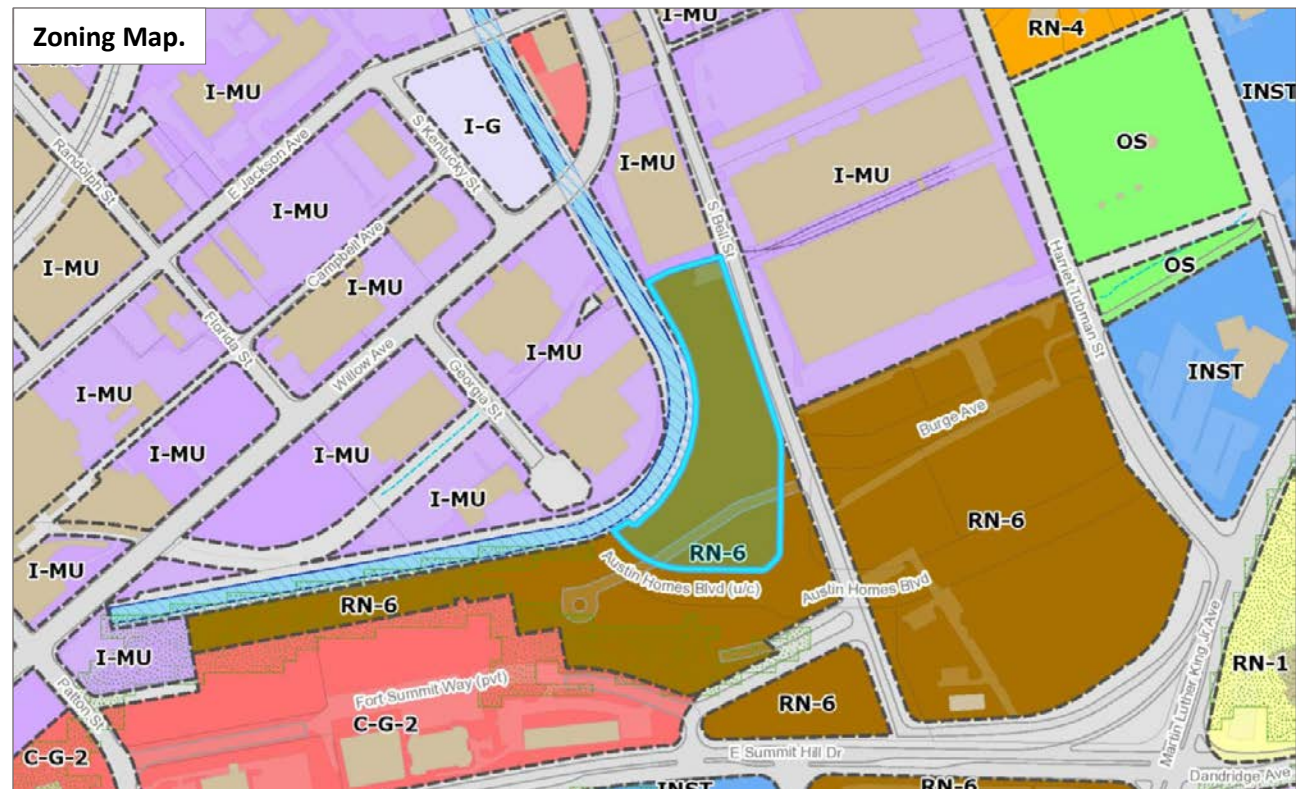
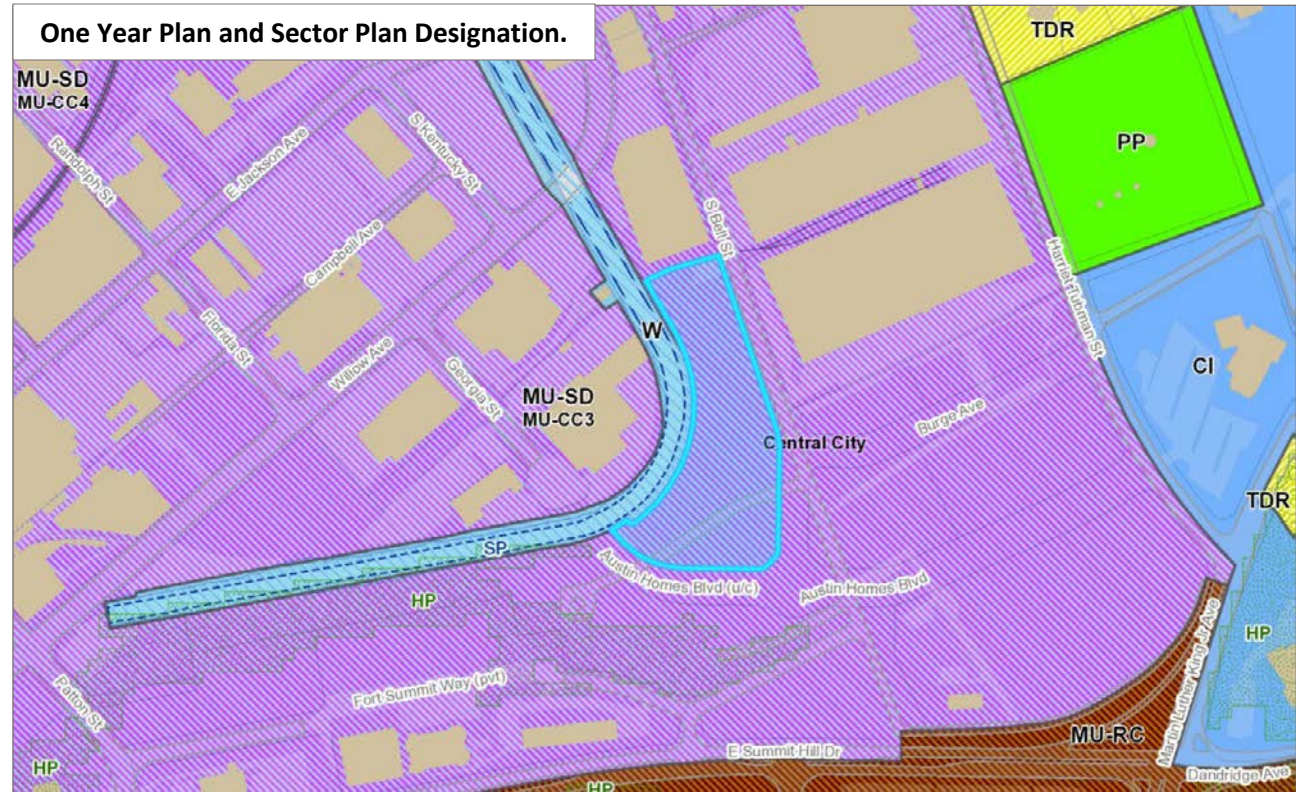


10-K-21-RZ
EXHIBIT A. Contextual Images



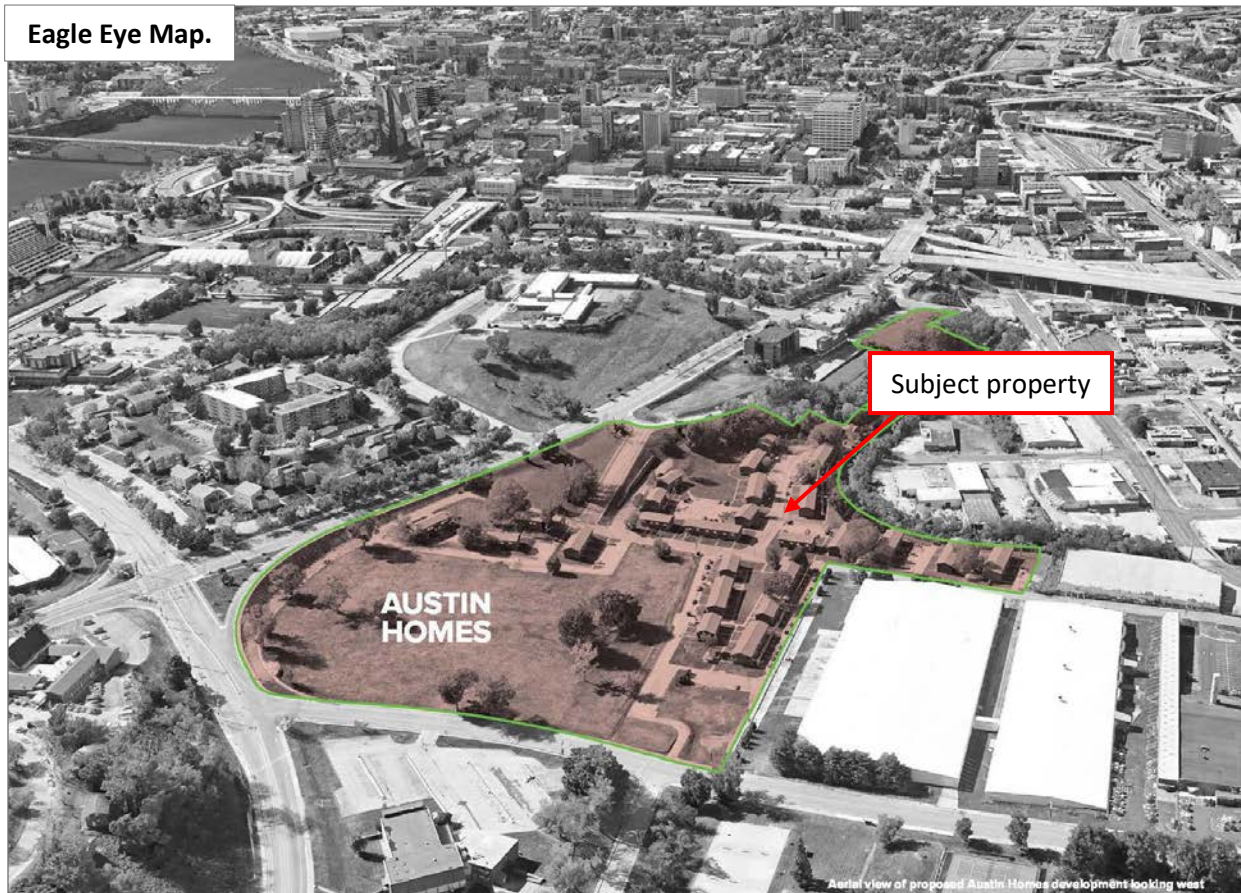
10-K-21-RZ

EXHIBIT A. Contextual Images



10-K-21-RZ
EXHIBIT A. Contextual Images

Eagle Eye Map.



Austin Homes Development Under Construction.





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

Matt W. Brazille, P.E.

KCDC

Applicant Name

Affiliation

August 26, 2021

October 14, 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

10-K-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

Matt W. Brazille, P.E.

Civil & Environmental Consultants, Inc.

Name

Company

2704 Cherokee Farm Way, Suite 101

Knoxville

TN

37920

Address

City

State

ZIP

865-340-4945

mbrazille@cecinc.com

Phone

Email

CURRENT PROPERTY INFO

Knoxville's Community Development Corp. 901 N Broadway

865-403-1100

Owner Name (if different)

Owner Address

Owner Phone

237 South Bell Street

095HC003

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Mccalla Ave on the west side of S. Bell St

3.13 Acres

General Location

Tract Size

☒ City ☐ County

6

RN-6

Vacant land

District

Zoning District

Existing Land Use

Central City

MU-SD (MU-CC3: Magnolia Ave)

N/A

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

C-G-2 (General Commercial)

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

TBD (less than maximum)

None

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

N/A

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

\$1,000

Fee 2

Fee 3

Total

AUTHORIZATION

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

Brazille, Matt

*Digitally signed by Brazille, Matt
Contact Info: mbrazille@cecinc.com
Date: 2021.08.26 08:57:56-04'00'

Matt W. Brazille, P.E.

8/26/2021

Applicant Signature

Please Print

Date

865-340-4945

mbrazille@cecinc.com

Phone Number

Email

8/27/2021 swm

Staff Signature

Please Print

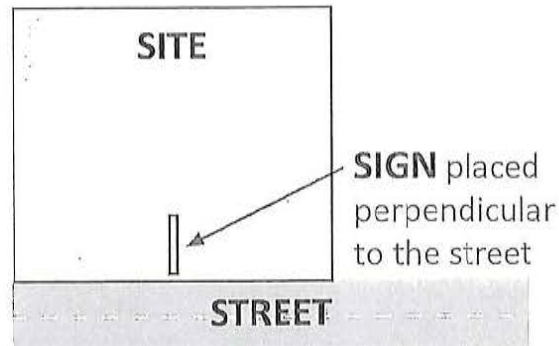
Date



Levan King Cranston

8/26/2021

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Sept 29 and Oct 15
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Matt Brazille, PE

Date: 8/27/2021

File Number: 10-K-21-RZ



Sign posted by Staff



Sign posted by Applicant