

REZONING REPORT

► FILE #:	7-M-22-RZ	AGENDA ITEM #:	8
POSTPONEMENT(S):	7/14/2022	AGENDA DATE:	8/11/2022
► APPLICANT:	JOE PETRE		
OWNER(S):	City Summit, LLC		
TAX ID NUMBER:	94 L C 003 & 002	<u>View map on KGIS</u>	
JURISDICTION:	City Council District 6		
STREET ADDRESS:	516 & 520 W. Vine Ave.		
► LOCATION:	South side of W. Vine Ave., east side of Locust St., north side of Cafego Pl		
► APPX. SIZE OF TRACT:	0.67 acres		
SECTOR PLAN:	Central City		
GROWTH POLICY PLAN:	N/A		
ACCESSIBILITY:	Access is via W. Vine Ave, a local street with a pavement width of 29-ft, Locust St, a local street with a pavement width of 20-ft and Cafego Pl, a local street with a pavement width of 15-ft.		
UTILITIES:	Water Source:	Knoxville Utilities Board	
	Sewer Source:	Knoxville Utilities Board	
WATERSHED:	Second Creek		
► PRESENT ZONING:	DK- G (Downtown Knoxville Grid Subdistrict)		
► ZONING REQUESTED:	DK- B (Downtown Knoxville Boulevards Subdistrict)		
► EXISTING LAND USE:	Commercial		
►			
EXTENSION OF ZONE:	Yes, DK-B is adjacent.		
HISTORY OF ZONING:	None noted.		
SURROUNDING LAND USE AND ZONING:	North: Multifamily residential - DK-G (Downtown Knoxville Grid Subdistrict) South: Transportation/Communications/Utilities - DK-B (Downtown Knoxville Boulevards Subdistrict) East: Public/Quasi Public - DK-G (Downtown Knoxville Grid Subdistrict) West: Multifamily residential - DK-B (Downtown Knoxville Boulevards Subdistrict)		
NEIGHBORHOOD CONTEXT:	This area is a mix of multifamily residential, office and public/quasi-public uses.		

STAFF RECOMMENDATION:

- **Approve DK-B (Downtown Knoxville Boulevards Subdistrict) zoning because it is consistent with the surrounding development.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3,

ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. This area of downtown north of W. Summitt Hill Drive, east of S. Broadway and west of S. Gay Street is a mix of DK-G and DK-B zone districts. The area consists of residential and office uses with surface parking lots, a hotel, a church and the LMU law school campus. Recent development in this area has primarily been multifamily residential.

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

1. The DK-B zone district and the DK-G zone district are fairly well dispersed in downtown Knoxville in this area, there are minor differences between the two zone districts, however, the DK-B zone permits structures that are only multi-family residential that do not have commercial or office on the ground floor. The variability in the required setbacks between DK-G and the requested DK-B, include the potential for a slightly larger build-to-zone from the street lot line. Both districts have façade standards and there a minor differences between the two districts however, the DK-B zone district requires slightly less required entries per linear foot of right-of-way frontage. The subject property is surrounded on three sides by public right-of-way so there will be several required entrances to break up the facades adjacent to the street. The DK-B district also requires more transparency of the front façade on the upper floors rather than the DK-G district. The DK-B district standards are consistent with and/or require more pedestrian level design features than the existing development in the area.

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 subject property currently has an office building and a surface parking lot. Redevelopment of this lot under the DK-B district standards is not expected to create any adverse effects in this area, particularly since the primarily development in recent years has been multi-family residential on this block of W. Vine Avenue.
2. This area is well served by transit and sidewalks.

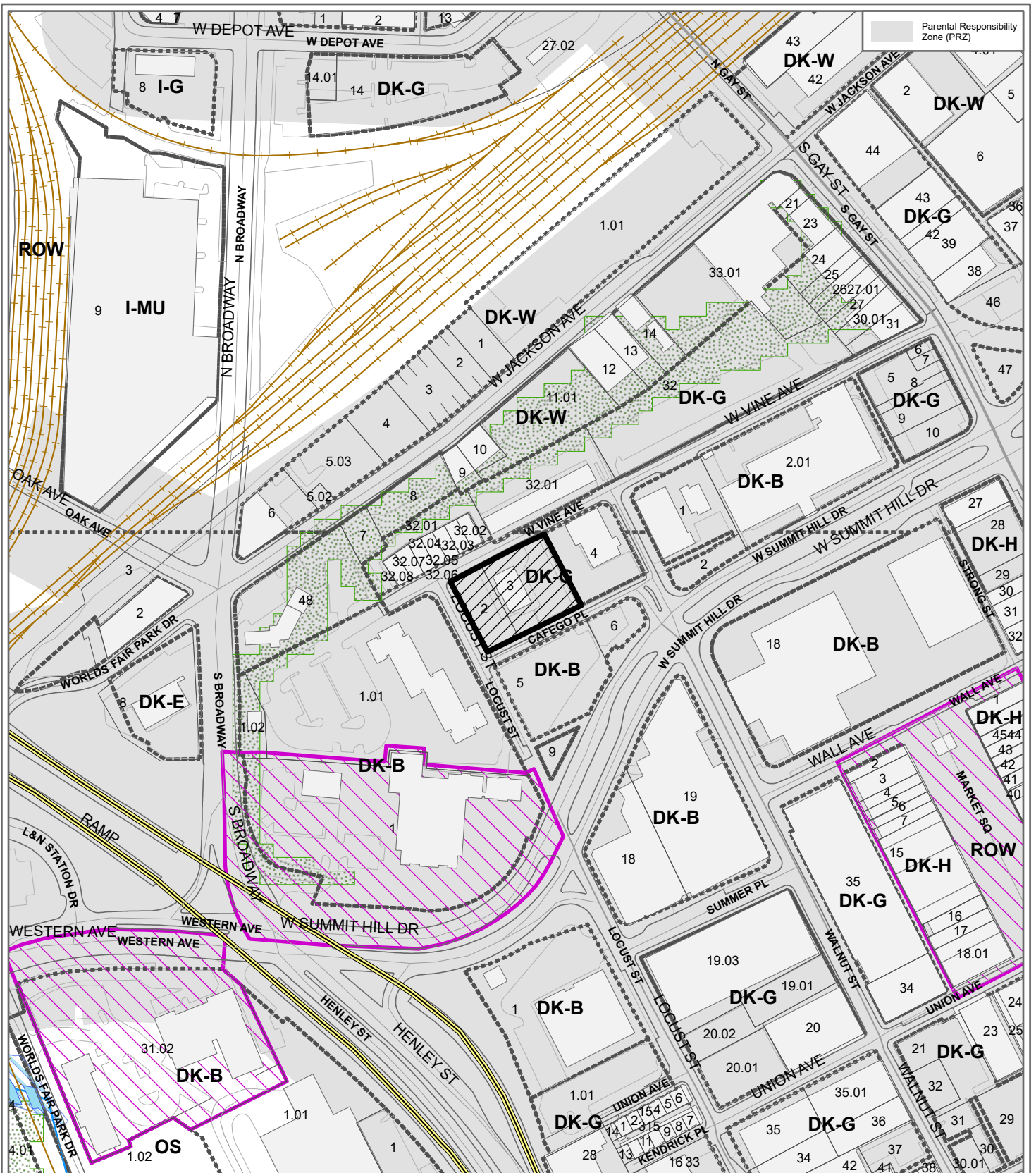
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed zone change is consistent with the One Year Plan and Central City Sector Plan, as well as all other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/6/2022 and 9/20/2022. 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.



**7-M-22-RZ
REZONING**

From: DK (Downtown Knoxville) - G

To: DK (Downtown Knoxville) - B



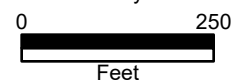
Original Print Date: 6/8/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Petre, Joe

Map No: 94

Jurisdiction: City



Zoning Map

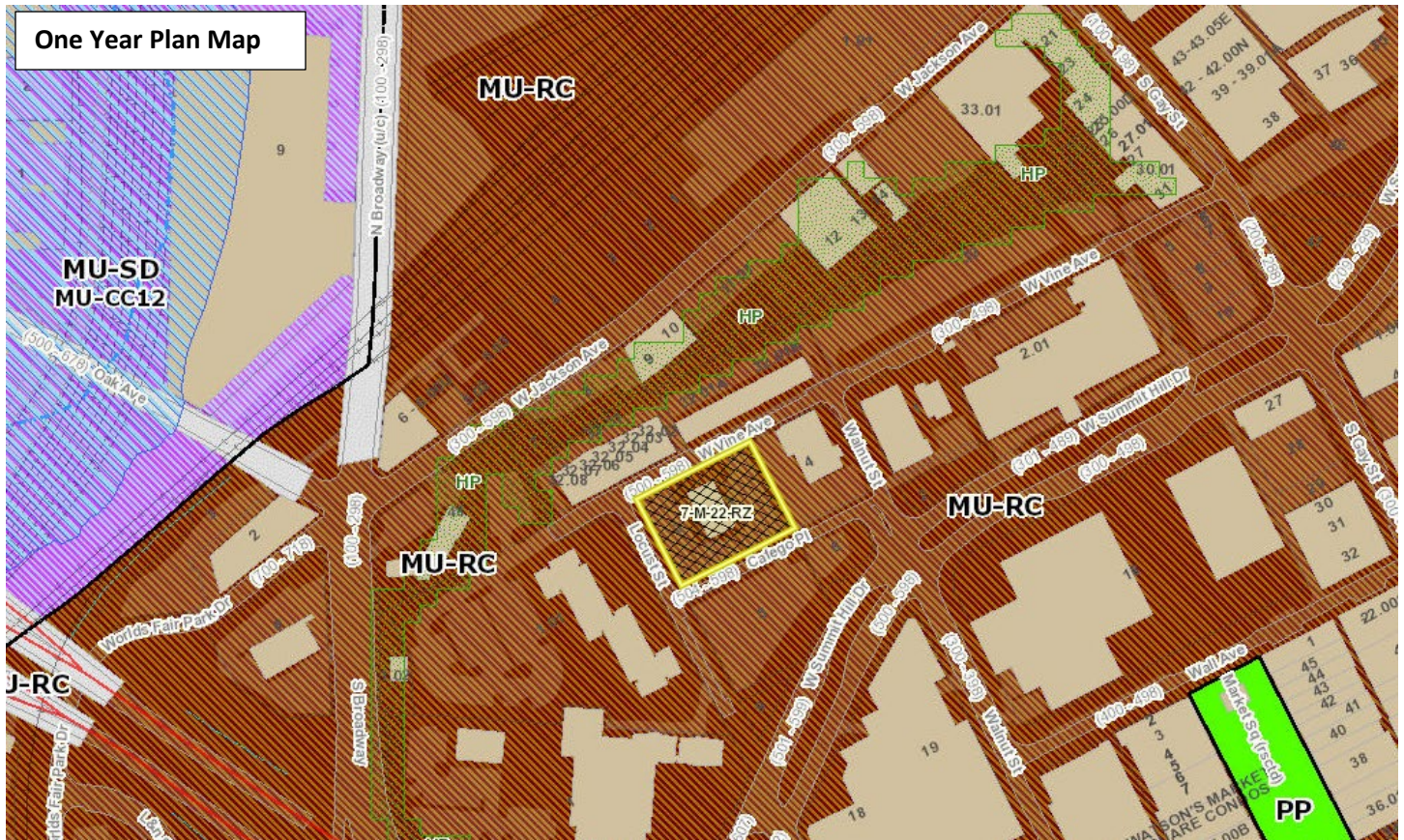
The Zoning Map displays the current zoning for the area. The central parcel, outlined in yellow and labeled '7-M-22-RZ', is currently zoned DK-G. Surrounding parcels are zoned DK-W, DK-B, ROW, DK-E, and OS. The map also shows various street names and lot numbers.

Sector Plan Map

The Sector Plan Map shows the proposed zoning for the area. The central parcel, outlined in yellow and labeled '7-M-22-RZ', is proposed to be zoned MU-RC. Surrounding parcels are also proposed to be zoned MU-RC, with some areas designated as MU-SD, MU-CC12, and PP. The map includes the same street names and lot numbers as the Zoning Map.

Sector Plan Map

Exhibit A. 7-M-22-RZ Contextual Images



(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the
Knoxville-Knox County Planning offices OR email it to
applications@knoxplanning.org

Reset Form



Request to Postpone • Table • Withdraw

July 14th, 2022

Scheduled Meeting Date

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

7-M-22-RZ

File Number(s)

POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the August 11, 2022

Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. **The refund check will be mailed to the original payee.*

TABLE

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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


Applicant Signature

JOE E. PETRE
Please Print

865-599-1696
Phone Number

jpetre@lawlerwood.com
Email

STAFF ONLY


Staff Signature

Michelle Portier
Please Print

7/7/2022
Date Paid

☐ No Fee

Eligible for Fee Refund? ☒ Yes ☐ No

Amount: \$75.00

Liz Albertson
Approved by:

7/7/2022
Date:

Joe Petre
Payee Name

865-599-1686
Payee Phone

900 S. Gay Street, Ste. 1600
Payee Address

February 2022

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
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Joe Petre

Owner/Owner's Rep.

Applicant Name

5/25/22

7/14/22

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

7-M-22-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect
Joe Petre Lawler Wood, LLC

Name

900 S. Gay St./Suite 1600

Company

Knoxville

TN

37902

Address

865-599-1696

City

jpetre@lawlerwood.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

City Summit, LLC

900 S. Gay St., Suite 1600

865-599-1696

Property Owner Name (if different)

516 & 520 W. Vine Ave

Property Owner Address

Property Owner Phone

094LC003, 094LC002

Property Address

KUB

Parcel ID

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of W Vine Av., east side of Locust St., north side of Cafego Pl. 0.67 acres

General Location

Tract Size

☒ City ☐ County

6

DK-G

TCU, CO

District

Zoning District

Existing Land Use

Central City

MU-RC

w/in the City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

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

To DK-B from DK-G

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
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AUTHORIZATION

Joe Petre

5/25/22

Applicant Signature

Please Print

Date

865-599-1696

jpetre@lawlerwood.com

Phone Number

Email



Benjamin Bentley/KCDC

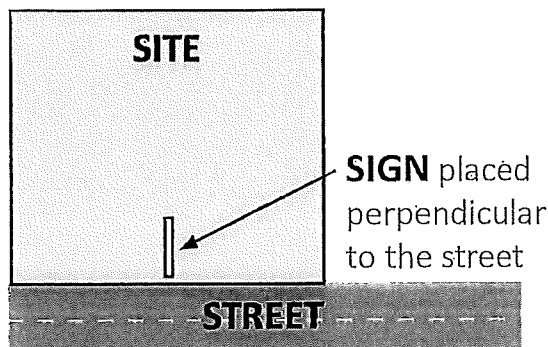
5/25/22

Property Owner Signature

Please Print

Date

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:

June 29, 2022 and July 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Joe Petre

Date: May 31, 2022

File Number: 7-M-22-RZ

☒ Sign posted by Staff

☐ Sign posted by Applicant