

REZONING REPORT

► FILE #:	10-C-22-RZ (REVISED)	AGENDA ITEM #:	9
POSTPONEMENT(S):	10/6/2022, 11/10/2022	AGENDA DATE:	12/8/2022
► APPLICANT:	JASON AND EDDIE BALES		
OWNER(S):	Jason and Eddie Bales		
<hr/>			
TAX ID NUMBER:	81 C M 019.03	View map on KGIS	
JURISDICTION:	City Council District 5		
STREET ADDRESS:	2742 HANCOCK ST (302 North Ave)		
► LOCATION:	Northern terminus of Hancock St, western terminus of Radford Pl.		
► APPX. SIZE OF TRACT:	15.49 acres		
SECTOR PLAN:	Central City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
ACCESSIBILITY:	Access is via Hancock Street, a local street with a 28-ft pavement width within a 50-ft right-of-way; Harvey Street, a minor collector with a 28-ft pavement width within a 50-ft right-of-way; Radford Place, a local street with an 18-ft pavement width within a 20-ft right-of-way; North Avenue, a local street with a 16-ft pavement width within a 30-ft right-of-way, and Cornelia Street, a local street with a 30-ft pavement width within a 50-ft right-of-way.		
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board		
WATERSHED:	Second Creek		
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► PRESENT ZONING:	I-G (General Industrial), IH (Infill Housing Overlay)		
► ZONING REQUESTED:	I-MU (Industrial Mixed-Use), IH (Infill Housing Overlay)		
► EXISTING LAND USE:	Commercial and Vacant		
►			
EXTENSION OF ZONE:	No		
HISTORY OF ZONING:	None noted		
SURROUNDING LAND USE AND ZONING:	North: Wholesale, vacant, single family residential - I-G (General Industrial), RN-2 (Single Family Residential Neighborhood), RN-4 (General Residential Neighborhood) South: Vacant, single family residential - I-G (General Industrial), RN-2 (Single Family Residential Neighborhood) East: Single family residential, industrial - I-G (General Industrial), RN-2 (Single Family Residential Neighborhood) West: Commercial, single family residential - I-H (Heavy Industrial), I-G (General Industrial),		
NEIGHBORHOOD CONTEXT:	This property is comprised of a central nexus of warehousing, commercial and industrial properties surrounded by dense neighborhoods of single family homes on relatively small lots. There is a railway adjacent to the property on the northwest side.		

STAFF RECOMMENDATION:

- **Approve I-MU (Industrial Mixed-Use) and IH (Infill Housing Overlay) zoning because it is consistent with surrounding development and the sector plan.**

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. The subject property is located in the Oakwood-Lincoln Park neighborhood, which has seen numerous improvements since its small area plan was adopted in 2006. New sidewalks, several bus stops, registered bike routes and an infill housing overlay district to protect architectural character reflect an orientation towards residential interests in this community. Downzoning the subject property from I-G (General Industrial) to I-MU (Industrial Mixed-Use) is consistent with its location in a densely populated, traditional residential area.

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

1. The I-MU zoning district enables a variety of land uses ranging from light industrial to commercial and residential uses. It is designed to promote reuse of older properties that may no longer be suitable for their original industrial purposes.
2. The subject property was originally the site of C. B. Atkin's mantle company, a major employer for surrounding residents when the neighborhood was first established. More recently, the property operated as a waste and recycling center until 2019 when a fire razed most buildings. Much of the property is now vacant and cleared, making it well-suited for the intentions of I-MU zoning.

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 proposed I-MU district retains most existing permitted uses, while adding new opportunities for reuse of the site that are harmonious with the surrounding community. There are no adverse impacts anticipated with the proposed zoning district.
2. Residential uses are permitted in the I-MU district. Considering the history of industrial operations and the fire that occurred at this site, permitting for residential development would involve clearance from the Tennessee Department of Environment and Conservation (TDEC). TDEC would conduct an environmental investigation of the property and provide guidance on any remediation measures that may be necessary to make it safe for residential purposes.

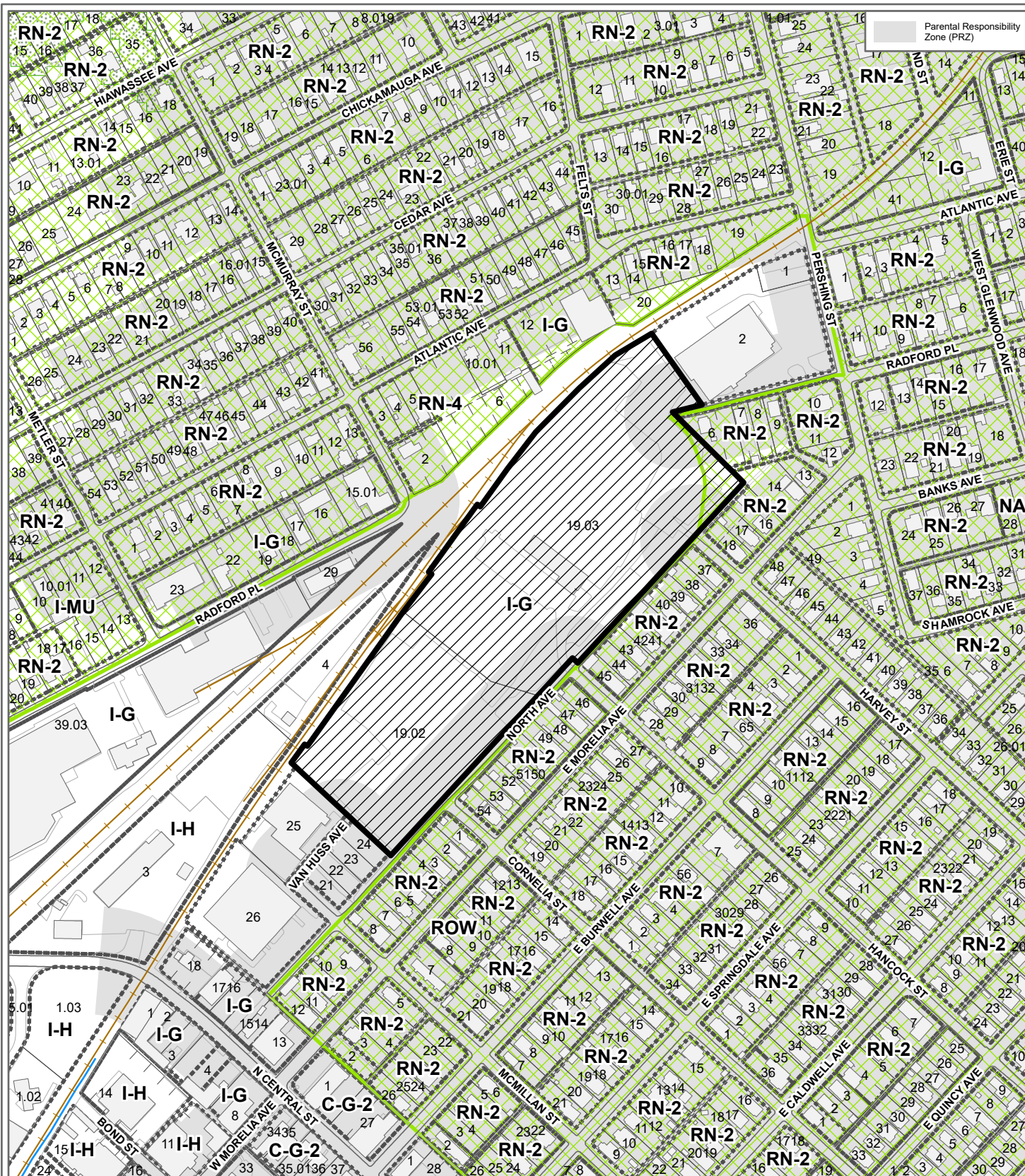
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with the Central City Sector Plan's LI (Light Industrial) land use designation for the property.
2. I-MU zoning is more supportive of the Oakwood-Lincoln Park Neighborhood Plan priorities such as calming truck traffic, protecting residential character and increasing pedestrian connectivity.
3. The rezoning is compatible with the General Plan's Development Policies and does not conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

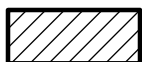
If approved, this item will be forwarded to Knoxville City Council for action on 1/10/2023 and 1/24/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



10-C-22-RZ REZONING

From: I-G (General Industrial), IH (Infill Housing Overlay)

To: I-MU (Industrial Mixed-Use), IH (Infill Housing Overlay)



Original Print Date: 11/15/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Jason Bales and Eddie Bales

Map No: 81

Jurisdiction: City

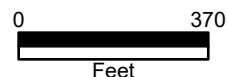


Exhibit A. 10-C-22-RZ Context Images

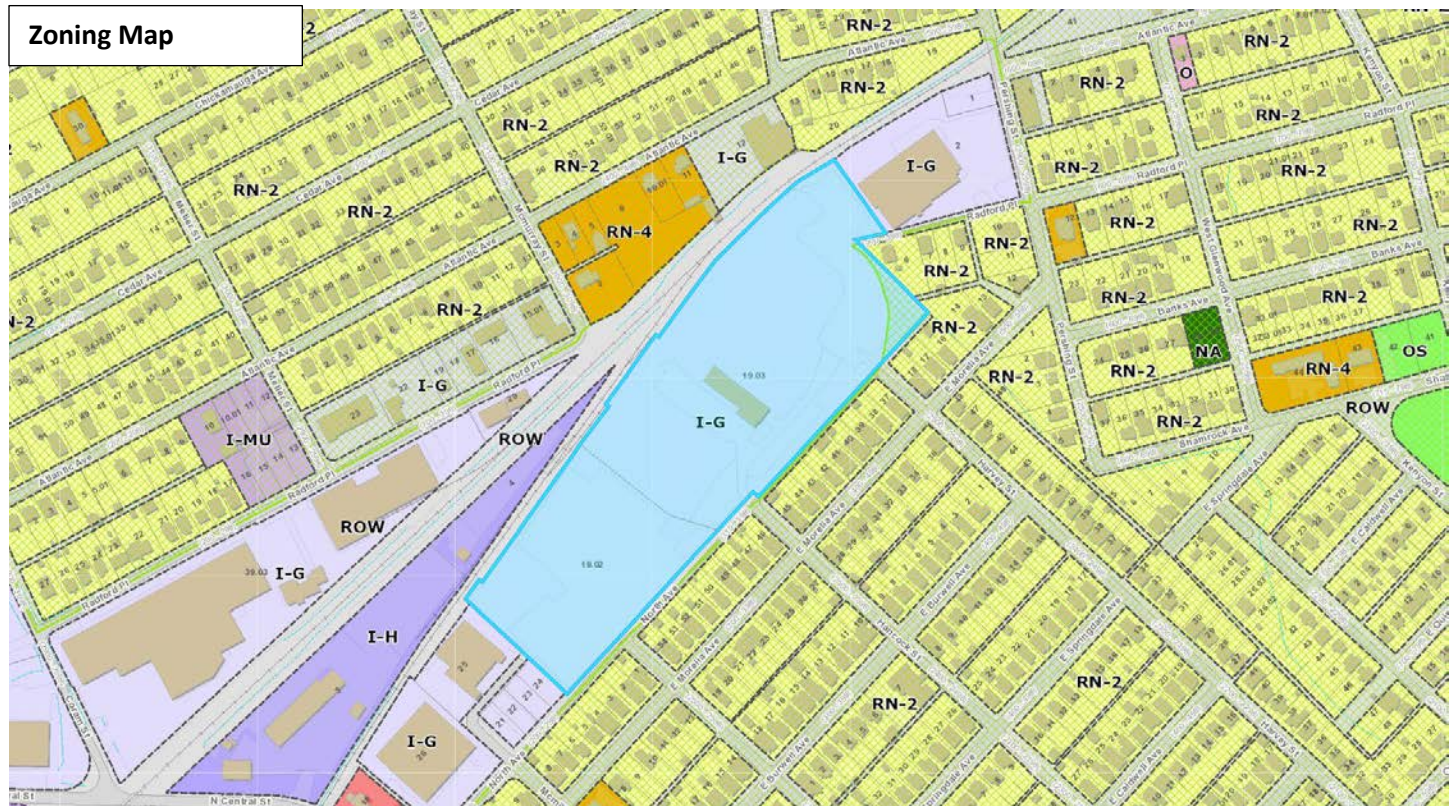
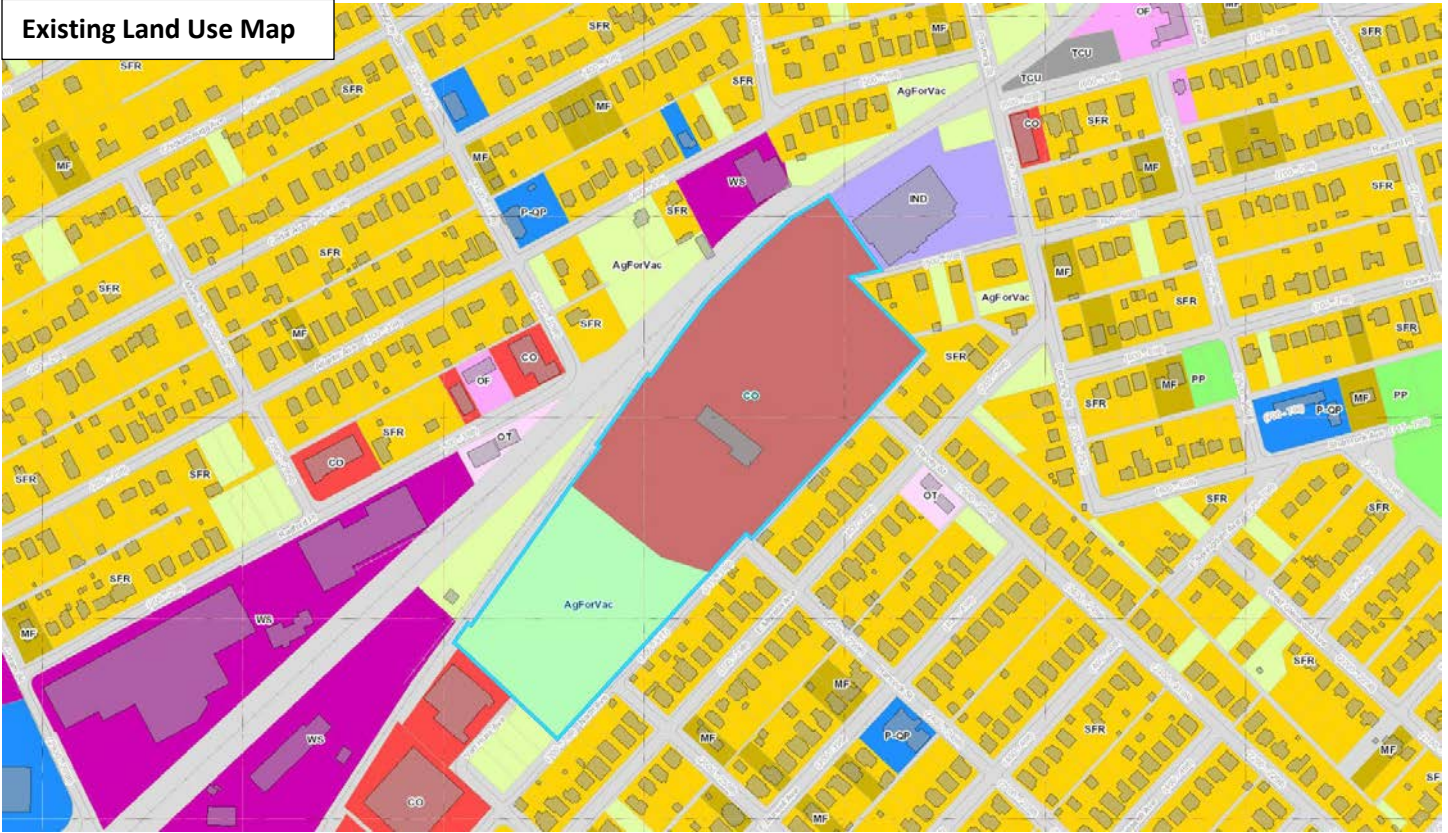


Exhibit A. 10-C-22-RZ Context Images

Existing Land Use Map



Aerial Map





Request to Postpone • Table • Withdraw

City of Knoxville

10/4/2022

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

Date of Request

10/6/2022

Scheduled Meeting Date

10-C-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 November 10 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.

[Signature]
Applicant Signature

Enin Gill
Please Print

865-215-2009
Phone Number

egill@knoxvilletn.gov
Email

STAFF ONLY

Jessie Hillman
Staff Signature

Jessie Hillman
Please Print

10/4/2022

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

February 2022



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☒ Rezoning

Jason and Eddie Bales

Applicant Name

Affiliation

8/9/2022

Date Filed

12/8/2022

Meeting Date (if applicable)

10-C-22-RZ

File Number(s)

CORRESPONDENCE

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

Jason Bales

Name / Company

Address

865-740-5407 / jbales2009@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

Jason Bales

Owner Name (if different)

865-740-5407 / jbales2009@ya

Owner Phone / Email

2742 HANCOCK ST / 302 North Ave

Property Address

81 C M 019.03

Parcel ID

15.49 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northern terminus of Hancock St, western terminus of Radford Pl.

General Location

☒ City

Council District 5

I-G (General Industrial), IH (Infill Housing Overlay)

Commercial

☐ Count

District

Zoning District

Existing Land Use

Central City

Planning Sector

LI (Light Industrial)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	I-MU (Industrial Mixed-Use), IH (Infill Housing Overlay)	Pending Plat File Number
	Proposed Zoning	
<input type="checkbox"/> Plan		
Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review	\$0.00	
<input type="checkbox"/> Planning Commission		
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

Jason and Eddie Bales		8/9/2022
Applicant Signature	Please Print	Date
Phone / Email		
Jason Bales		8/9/2022
Property Owner Signature	Please Print	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.

Development Request Application

● Rezoning

Jason Bales and Eddie Bales

FILE NUMBER

10-C-22-RZ

Published Applicant Name

10/6/2022

Meeting Date

PROPERTY INFORMATION

CITY COUNCIL DISTRICT 5

2742 Hancock St, 302 North Ave

Northern terminus of Hancock St, western terminus of Radford Pl

081CM01903; 081CM01902;

Parcel ID

15.49 acres

Tract Size

Central City

Planning Sector

Agriculture/Forestry/Vacant Land,
Commercial

Existing Land Use

LI (Light Industrial)

Sector Plan Land Use

I-G (General Industrial), IH (Infill
Housing Overlay)

Zoning District

N/A (Within City Limits)

Growth Policy Plan

Knoxville Utilities Board

Water Provider

Knoxville Utilities Board

Sewer Provider

Second Creek

Watershed

Property Owner

Eddie Bales

- No address listed -

ZONING REQUEST

I-MU (Industrial Mixed-Use);IH (Infill
Housing Overlay)

Proposed Zoning

CONTACTS

PRIMARY CONTACT

Jason Bales

Applicant

Owner



865-740-5407

jbales2009@yahoo.com

Eddie Bales

Applicant

Owner

ebales@fl-wr.com

PAID IN FULL

FEE
CODE

DESCRIPTION

SUBTOTAL

\$0

Originally submitted by Jessie Hillman on July 13, 2022 at 8:43 AM

Authorized by *July 13, 2022 at 8:43 AM*

Flagged by Jessie Hillman *July 13, 2022 at 9:19 AM*

Completed by Jessie Hillman *August 9, 2022 at 8:21 AM*

Paid August 9, 2022