



# PLAN AMENDMENT REPORT

▶ **FILE #:** 1-C-22-SP

**AGENDA ITEM #:** 19

**AGENDA DATE:** 1/13/2022

▶ **APPLICANT:** SANDERS PACE ARCHITECTURE  
**OWNER(S):** SRJ Investments, LLC

**TAX ID NUMBER:** 94 N R 013 [View map on KGIS](#)  
**JURISDICTION:** Council District 1  
**STREET ADDRESS:** 2126 Forest Ave.  
▶ **LOCATION:** East side of Twenty Second Street and south side of Forest Avenue  
▶ **APPX. SIZE OF TRACT:** 0.3 acres  
**SECTOR PLAN:** Central City  
**GROWTH POLICY PLAN:** Urban Growth Area  
**ACCESSIBILITY:** Access is via Forest Ave and Twenty Second St, both local streets, with a pavement width of 24' to 28' feet within a right-of-way width of 46' to 50' feet.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** NC (Neighborhood Commercial) /

▶ **PROPOSED PLAN DESIGNATION:** MU-SD (Mixed Use Special District), MU-CC16

▶ **EXISTING LAND USE:** Warehouse

**EXTENSION OF PLAN DESIGNATION:** Yes  
**HISTORY OF REQUESTS:** The sector plan was amended from MU-SD, MU-CC16 to NC in 2019 (4-A-19-SP).  
**SURROUNDING LAND USE AND PLAN DESIGNATION:**  
North: Warehouse, multi-family -- Mixed Use Special District (MU-CC16) -- I-MU (Industrial Mixed-Use) and RN-6 (Multi-Family Residential Neighborhood)  
South: Office -- Mixed Use Special District (MU-CC18) -- O (Office)  
East: Parking -- Mixed Use Special District (MU-CC16) -- RN-5 (General Residential Neighborhood)  
West: Multi-dwelling residential -- Mixed Use Special District (MU-CC16) -- RN-6 (Multi-Family Residential Neighborhood)

**NEIGHBORHOOD CONTEXT** This property is in the northwest quadrant of the Fort Sanders neighborhood which comprised of a mix of multi-dwelling and single-dwelling structures with office, warehousing and some commercial uses interspersed through the area. Fort Sanders Regional Medical Center and East Tennessee

---

**STAFF RECOMMENDATION:**

- ▶ **Approve the Central City Sector Plan amendment to MU-SD, MU-CC16 (Mixed Use Special District) because it is an extension of the land use classification and is compatible with the surrounding development.**

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The subject property was in the MU-SD, MU-CC16 land use classification before the property owner applied to amend the sector plan and One Year Plan to NC (Neighborhood Commercial) in 2019 (4-A-19-RZ / 4-A-19-PA / 4-A-19-SP). This was in conjunction with a rezoning request from I-2 (Restricted Manufacturing and Warehousing) to C-1 (Neighborhood Commercial).
2. Based on the errors in the plan described below, the proposed amendment to MU-CC16 classification will allow consideration of zoning that is compatible with the warehouse/distribution use that the building was constructed for and other compatible uses, such as residential and retail.
3. The MU-CC16 classification allows consideration of the current C-N (Neighborhood Commercial) zoning on the property and the I-MU (Industrial Mixed-Use) zoning, based on the errors in the plan described below.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or utilities were introduced to make this development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The MU-SD, MU-CC16 land use classification extends the full width of the Fort Sanders neighborhood along Grand Avenue and includes the northern portion of Eleventh Street and properties on Forest Avenue that are either non-residential or large multi-family developments (see Exhibit A). The MU-CC16 classification recommends allowing the existing office, wholesale, warehouse/distribution, and retail uses to continue but it specifies locations along Grand Avenue and does not recognize the two small non-residential properties on Forest Avenue, one of which is the subject property. These are the only non-residential properties in the original MU-CC16 classification that are not on Grand Avenue and it was an error to exclude them from the provision to allow existing non-residential uses to continue with appropriate zoning.
2. The non-residential uses recommended in the MU-CC16 classification include O (Office), BP-2 (Business Park Type 2), and MU-NC (Neighborhood Mixed Use Commercial). The BP-1 (Business Park Type 1) and BP-2 land use classifications are very similar except that the BP-1 is intended for regionally-oriented warehouse/distribution services in which tractor-trailer transportation is a substantial portion of the operations and the BP-2 is intended for locally-oriented warehouse/distribution services. When the new City of Knoxville zoning ordinance was adopted, the land use classification table was also amended to replace the old zoning districts with their equivalent zoning districts in the new zoning ordinance. The BP-1 and BP-2 classifications previously recommended the same zoning districts, however, when the classification table was amended, the BP-1 now recommends one zoning district that the BP-2 does not, the I-MU (Industrial Mixed-Use) zone. This was an error because the I-MU zone is intended for small, infill lots that are more appropriate for locally-oriented warehouse/distribution services which is the purpose of the BP-2 classification. While the I-MU zone can be used for regional-oriented warehouse/distribution services recommended in the BP-1 classification, the zoning requirement for buildings to be located near the front property line and the building design standards are not ideal for uses that rely on tractor-trailer transportation as a substantial portion of the operation.
3. The land use classification table should be amended as part of the yearly One Year Plan update process to correct the identified errors by adding the I-MU (Industrial Mixed-Use) zone to the BP-2 (Business Park Type 2) land use.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The proposed MU-SD, MU-CC16 land use classification would bring the subject property back into conformity with the surrounding properties and the original land use classification for this property.

ESTIMATED TRAFFIC IMPACT: 365 (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: Sequoyah Elementary, Bearden Middle, and West 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 2/8/2022 and 2/22/2022. 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.



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-J-22-RZ  
1-B-22-PA

**AGENDA ITEM #:** 19  
**AGENDA DATE:** 1/13/2022

▶ **APPLICANT:** SANDERS PACE ARCHITECTURE  
**OWNER(S):** SRJ Investments, LLC

**TAX ID NUMBER:** 94 N R 013 [View map on KGIS](#)

**JURISDICTION:** Council District 1

**STREET ADDRESS:** 2126 Forest Ave.

▶ **LOCATION:** East side of Twenty Second Street and south side of Forest Avenue

▶ **TRACT INFORMATION:** 0.3 acres.

**SECTOR PLAN:** Central City

**GROWTH POLICY PLAN:** Urban Growth Area

**ACCESSIBILITY:** Access is via Forest Ave and Twenty Second St, both local streets, with a pavement width of 24' to 28' feet within a right-of-way width of 46' to 50' feet.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / C-N (Neighborhood Commercial)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD (Mixed Use Special District), MU-CC16 / I-MU (Industrial Mixed-Use)

▶ **EXISTING LAND USE:** Warehouse

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes

**HISTORY OF ZONING REQUESTS:** The property was rezoned from I-2 to C-1 in 2019 (4-A-19-RZ).

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Warehouse, multi-family -- Mixed Use Special District (MU-CC16) -- I-MU (Industrial Mixed-Use) and RN-6 (Multi-Family Residential Neighborhood)

**ZONING** South: Office -- Mixed Use Special District (MU-CC18) -- O (Office)

East: Parking -- Mixed Use Special District (MU-CC16) -- RN-5 (General Residential Neighborhood)

West: Multi-dwelling residential -- Mixed Use Special District (MU-CC16) -- RN-6 (Multi-Family Residential Neighborhood)

**NEIGHBORHOOD CONTEXT:** This property is in the northwest quadrant of the Fort Sanders neighborhood which comprised of a mix of multi-dwelling and single-dwelling structures

with office, warehousing and some commercial uses interspersed through the area. Fort Sanders Regional Medical Center and East Tennessee Children's Hospital are to the south.

---

**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to the MU-SD, MU-CC16 (Mixed Use Special District) land use classification because it is an extension of that land use classification and is compatible with the surrounding development.**
  
- ▶ **Approve I-MU (Industrial Mixed-Use) zoning because it is an extension of zoning and is compatible with the surrounding development.**

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. The MU-SD, MU-CC16 land use classification extends the full width of the Fort Sanders neighborhood along Grand Avenue and includes the northern portion of Eleventh Street and properties on Forest Avenue that are either non-residential or large multi-family developments (see Exhibit A). The MU-CC16 classification recommends allowing the existing office, wholesale, warehouse/distribution, and retail uses to continue but it specifies locations along Grand Avenue and does not recognize the two small non-residential properties on Forest Avenue, one of which is the subject property. These are the only non-residential properties in the original MU-CC16 classification that are not on Grand Avenue and it was an error to exclude them from the provision to allow existing non-residential uses to continue with appropriate zoning.
2. The non-residential uses recommended in the MU-CC16 classification include O (Office), BP-2 (Business Park Type 2), and MU-NC (Neighborhood Mixed Use Commercial). The BP-1 (Business Park Type 1) and BP-2 land use classifications are very similar except that the BP-1 is intended for regionally-oriented warehouse/distribution services in which tractor-trailer transportation is a substantial portion of the operations and the BP-2 is intended for locally-oriented warehouse/distribution services. When the new City of Knoxville zoning ordinance was adopted, the land use classification table was also amended to replace the old zoning districts with their equivalent zoning districts in the new zoning ordinance. The BP-1 and BP-2 classifications previously recommended the same zoning districts (see Exhibit B), however, when the classification table was amended, the BP-1 now recommends one zoning district that the BP-2 does not, the I-MU (Industrial Mixed-Use) zone (see Exhibit C). This was an error because the I-MU zone is intended for small, infill lots that are more appropriate for locally-oriented warehouse/distribution services which is the purpose of the BP-2 classification. While the I-MU zone can be used for regional-oriented warehouse/distribution services recommended in the BP-1 classification, the zoning requirement for buildings to be located near the front property line and the building design standards are not ideal for uses that rely on tractor-trailer transportation as a substantial portion of the operation.
3. The land use classification table should be amended as part of the yearly One Year Plan update process to correct the identified errors by adding the I-MU (Industrial Mixed-Use) zone to the BP-2 (Business Park Type 2) land use.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The proposed MU-SD, MU-CC16 land use classification would bring the subject property back into conformity with the surrounding properties and the original land use classification for this property.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would initiate the need for a plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment.

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 GENERALLY:

1. The building was originally constructed for warehouse/distribution uses. This current C-N (Neighborhood Commercial) zoning would not allow the building to be reused for this use.

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

1. The I-MU (Industrial Mixed-Use) zone 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 District, both above the ground floor in mixed-use development, and in multi-family dwellings.

2. The I-MU zone will allow the building to be reused as a warehouse/distribution facility or other uses that are compatible with the area, such as residential and small-scale retail.

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. This is a minor extension of the I-MU zone district from the north.

2. The uses permitted in the I-MU zone are intended to be compatible with residential uses since the zoning district allows various forms of residential as part of a mixed-use development or standalone use.

3. The small size of the site will limit the size of non-residential uses and the types of vehicles that will regularly access the site.

4. If the existing building were to be expanded or completely replaced with a new structure, the I-MU zoning standards will require the building to be compatible with the area by siting the building near the road frontages, placing parking to the side or rear of the building, and requiring the building façades facing a street to have windows/doors and no large blank wall areas.

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 to the Central City Sector Plan and One Year Plan is an extension of the MU-SD, MU-CC16 land use classification and will support the proposed I-MU zoning.

ESTIMATED TRAFFIC IMPACT: 365 (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.

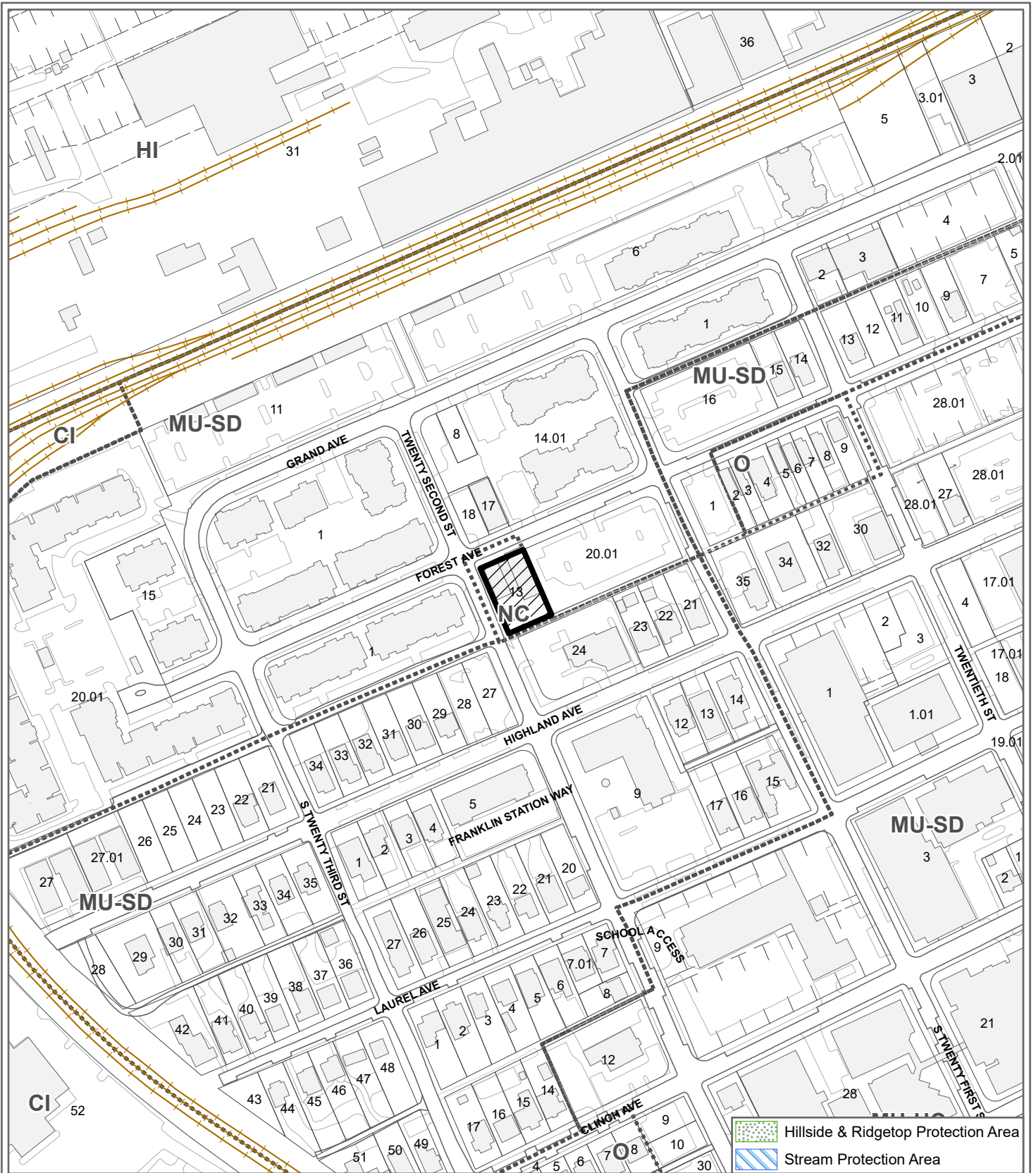
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West 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 2/8/2022 and 2/22/2022. 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.



**1-C-22-SP / 1-J-22-RZ / 1-B-22-PA  
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: NC (Neighborhood Commercial)

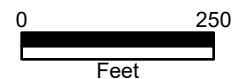
To: MU-SD (Mixed Use Special District), MU-CC16



Petitioner: Sanders Pace Architecture

Map No: 94

Jurisdiction: City

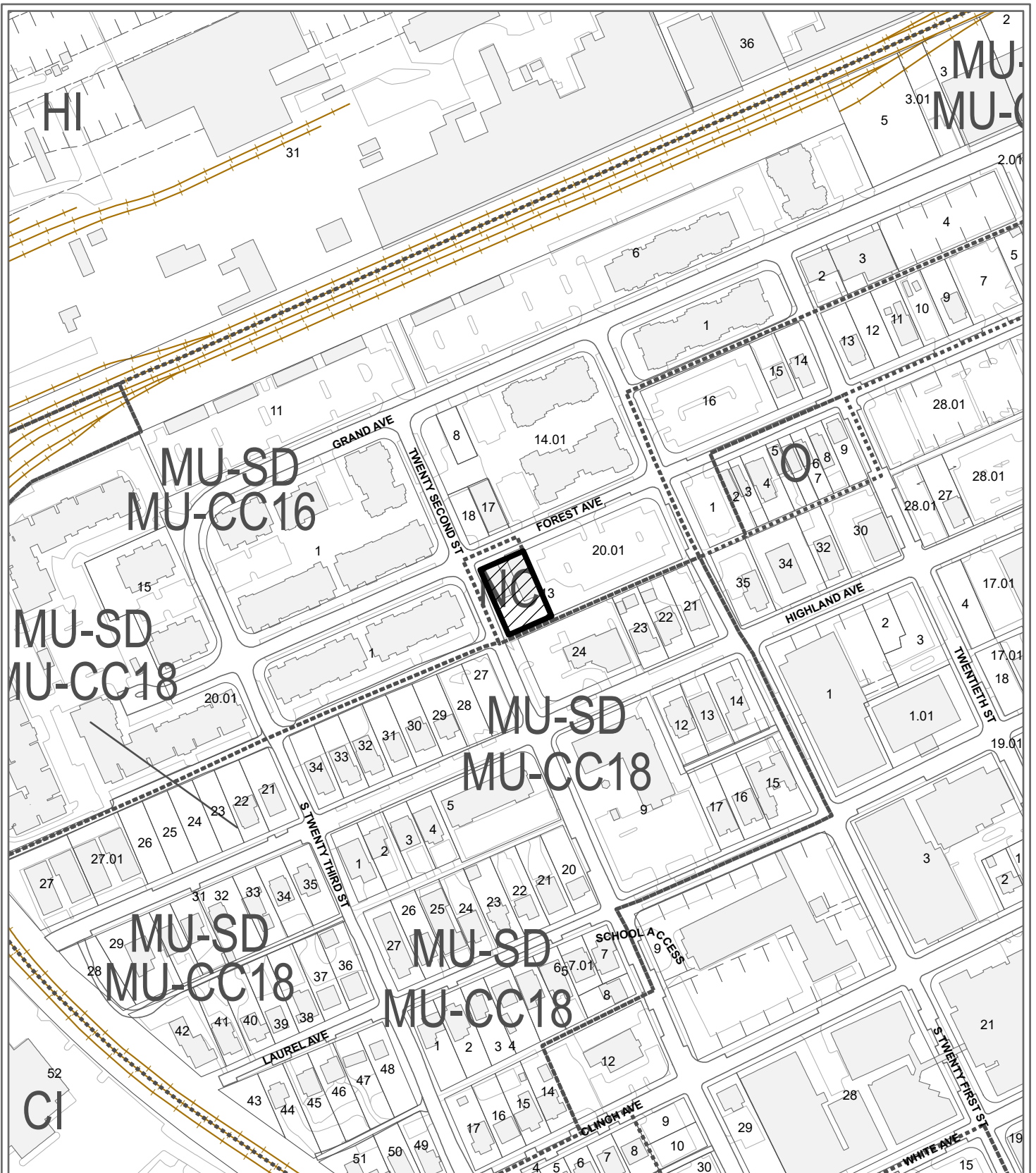


Original Print Date: 12/3/2021

Revised:

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





**1-B-22-PA / 1-J-22-RZ  
PLAN AMENDMENT**

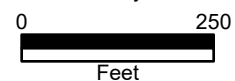
From: NC (Neighborhood Commercial)  
To: MU-SD (Mixed Use Special District), MU-CC16



Petitioner: Sanders Pace Architecture

Map No: 94

Jurisdiction: City



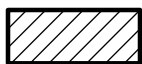
Original Print Date: 12/17/2021      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



**1-J-22-RZ  
REZONING**

From: C-N (Neighborhood Commercial)

To: I-MU (Industrial Mixed-Use)

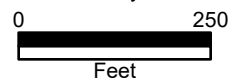


Original Print Date: 12/3/2021      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Sanders Pace Architecture

Map No: 94

Jurisdiction: City



## FORT SANDERS NEIGHBORHOOD

Fort Sanders is one of the most densely populated neighborhoods in the City of Knoxville. With the neighborhood's proximity to downtown, two regional hospitals and the flagship campus of the University of Tennessee, it is an ideal location for many residents and it acts as a gateway for many of Knoxville's visitors. With these assets comes the challenge of coordinating quality growth while maintaining the rich character and history that give Fort Sanders its unique identity.

Plans to reference for additional information:

- *Fort Sanders Neighborhood Plan* (MPC, 2000)
- *Cumberland Avenue Corridor Plan* (MPC, 2007)

### MU-CC15:

This district consists of areas along Clinch Avenue between 16<sup>th</sup> Street and 11<sup>th</sup> Street; including the neighborhood commercial area at the intersection of James Agree, two large apartment complexes (one of which is under construction), one hotel, and several offices and houses. Most of the district is on the south side of Clinch Street, which has seen the most transition from residential to other uses. The surface parking lot that encompasses the half block along Clinch Avenue, between James Agree Street and 14<sup>th</sup> Street, is an opportunity for a mixed-use development that includes neighborhood commercial uses and is scaled compatibly with the surrounding houses. If appropriate zoning is not available to allow a mixed-use development, extending the Neighborhood Conservation (NC-1) Overlay zone should be for this property to allow compatible development within a Basic or Planned Development zone.

### Recommended Uses

A mix of uses should be allowed including residential, office, retail and restaurants. The retail and restaurant uses should be located along 16<sup>th</sup> Street and 11<sup>th</sup> Street, and near the James Agee Street intersections of White Avenue and Clinch Avenue. The Neighborhood Conservation (NC-1) Overlay district should be extended into areas not already covered to ensure that infill development is compatible with the surrounding neighborhood.



*Mixed-use buildings, like this one in Atlanta, could be appropriate along Clinch Avenue.*

- Neighborhood Mixed Use Center (MU-NC)
- Office (O)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Automobile-oriented uses, such as gas stations, are not appropriate.

### Recommended Zoning:

Form Code or Corridor Overlay District zoning should be developed for the area. Basic and Planned Development district zones that allow a “recommended use”, or mix of these uses, for this district can be considered and should be conditioned to require “development plan” review to ensure infill development is compatible with the surrounding neighborhood; including, but not limited to, building setbacks, height and parking location and screening.

### MU-CC16:

This district wraps around the eastern and northern edges of Fort Sanders and is meant to allow higher residential densities outside of the historic core of the neighborhood. Along Grand Avenue, there is a broad mix of uses that have been compatible with the residential uses (including office, wholesale and retail) and should be allowed to continue. High density residential uses have slowly been replacing these non-residential uses; this trend will likely continue.

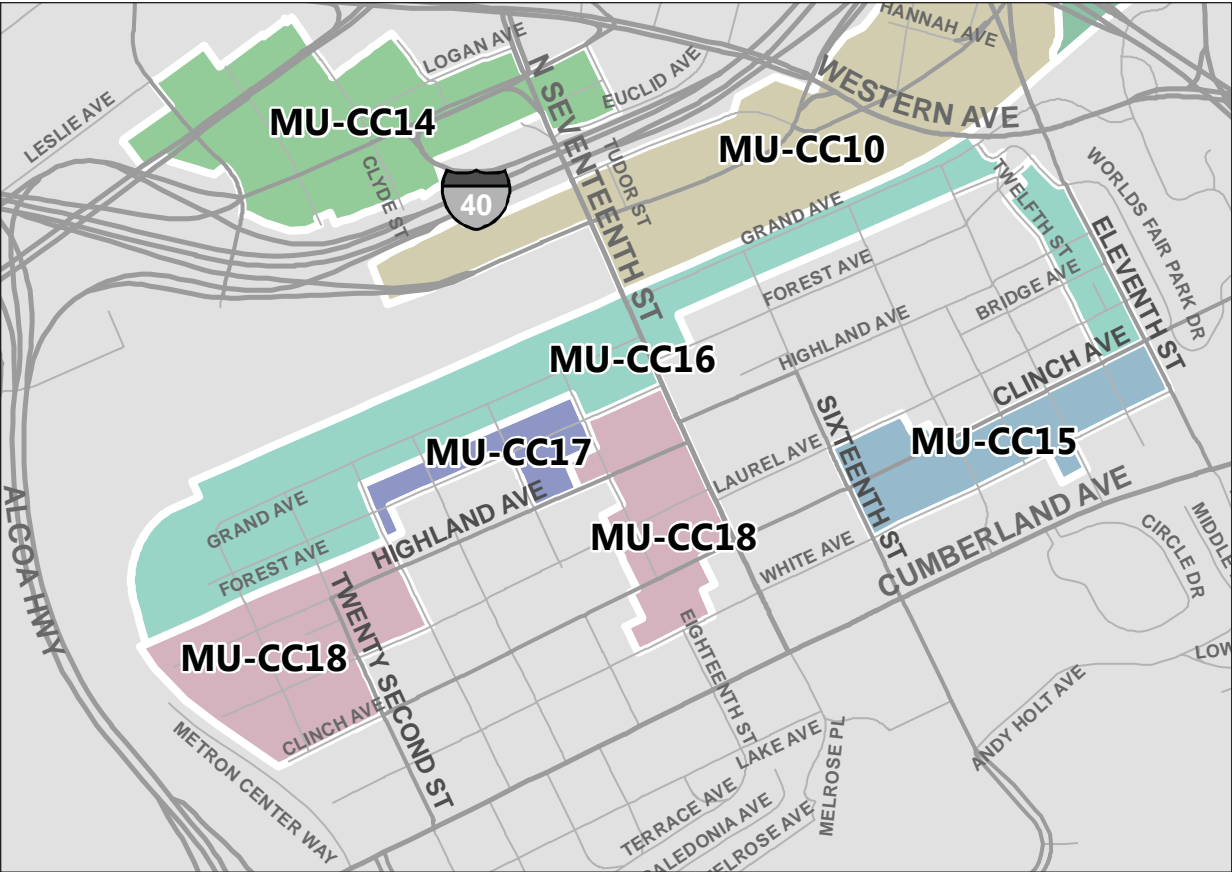
### Recommended Uses

Residential uses are appropriate for the entire district. The existing office, wholesale, warehouse/distribution, and retail along Grand Avenue should be allowed to continue on those sites as a stand-alone use, or as a mix with other uses. The design and scale of the buildings should be complimentary to the surrounding neighborhood.

- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Along Grand Avenue:
  - Office (O)
  - Business Park Type 2 (BP-2)
  - Neighborhood Mixed Use Commercial (MU-NC)

### Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use”, or mix of these uses, for this district can be considered and should be conditioned to require “development plan” review to ensure infill development is compatible with the surrounding neighborhood; including, but not limited to, building setbacks, height and parking location and screening. The C-2 (central business district) zone is not appropriate in this district.



**MU-CC18:**

Houses original to the neighborhood and new office buildings that are designed with a residential character and scale, characterize this district. This district is west of 17<sup>th</sup> Street and split by the Fort Sanders Hospital and East Tennessee Children’s Hospital complexes. In the R-2 (general residential district) zone, medical facilities are considered a “use and structure permitted on review”; if considered, these uses should be located on the edge of the residential neighborhood areas, closer other non-residential uses such the hospitals.

**Recommended Uses**

A mix of residential uses, including other uses allowed as a “use and structure permitted on review” within the applicable residential zones. The design and scale of the buildings should be complimentary to the surrounding neighborhood.

- Medium Density Residential (MDR)
- Traditional Residential Neighborhood (TDR)

**Recommended Zoning**

Basic and Planned Development district zones that allow a “recommended use” for this district can be considered.

**MU-CC17:**

This district is the north side of Forest Avenue, between 21<sup>st</sup> Street and 18<sup>th</sup> Street, and primarily consists of houses and apartments. This area is intended to be a transition area between the hospital and the various uses along Grand Avenue.

**Recommended Uses**

A mix of uses should be allowed, including residential and office. The design and scale of the buildings should be complimentary to the surrounding neighborhood.

- Office (O)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Traditional Residential Neighborhood (TDR)

**Recommended Zoning**

Basic and Planned Development district zones that allow a “recommended use”, or mix of these uses, for this district can be considered and should be conditioned to require “development plan” review to ensure infill development is compatible with the surrounding neighborhood; including, but not limited to, building setbacks, height and parking location and screening. The C-2 (central business district) zone is not appropriate in this district.

**MIXED USE and SPECIAL DISTRICTS . . . continued**

**Mixed Use Special District (MU-SD)**

These can include designations to address urban design, pedestrian and transit-oriented development and vertical mixed use in designated areas. The areas may include older portions of the city or county where redevelopment and/or preservation programs are needed for revitalization purposes.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Case-by-case analysis is recommended</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>TND-1, TC-1, TC, especially in greenfield areas, or form-based or designed-based codes as noted in the Sector Plan and One Year Plan for each of these districts.</p>
---	---

**Mixed Use Special Corridors (MU-CD)**

These can include designations to address urban design and environmental concerns along commercial or industrial corridors (where overlays for aesthetic reasons or sidewalks may be recommended, like the Chapman Highway corridor). Other potential corridor designation could include rural/farmland conservation areas.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Case-by-case analysis is recommended</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>Should be noted in the Sector Plan and One Year Plan for each of these districts.</p>
---	---

**INDUSTRIAL AND WAREHOUSE/DISTRIBUTION LAND USE CLASSIFICATIONS**

**Light and Heavy Industrial (LI and HI) and Mining (HIM)**

These classifications are typically used to identify older industrial areas, which were intended for manufacturing, assembling, warehousing and distribution of goods. Light industrial uses include such manufacturing as assembly of electronic goods and packaging of beverage or food products. Heavy industrial uses include such processes used in the production of steel, automobiles, chemicals, cement, and animal by-products and are viewed as clearly not compatible with areas designated for residential, institutional, office and retail uses. Quarry operations and asphalt plants are a particular form of heavy industrial, generally located in rural areas.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Existing industrial areas</li> <li>• Within one mile of an interstate interchange with access via standard major collector or arterial streets</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p><b>City:</b> I-1, I-2, I-3 and I-4 (infill development, using those zones, may be appropriate); C-6, PC-2 and a new planned, industrial zone, that requires site plan review, may be warranted to address environmental and transportation issues and surrounding community concerns.</p> <p><b>County's Planned Growth Boundary:</b> LI; EC zone should be used in future development</p>	<p><b>Other Zoning to Consider:</b></p> <p><b>County:</b> I (Industrial) zoning should be used in cases involving rezonings to accommodate mining activities and should be accompanied by buffering and other conditions to protect adjacent property owner. PC, LI, I and CB may be considered for infill industrial development.</p>
---	--	--

**Business Park Type 1 (BP-1)**

Primary uses are light manufacturing, office and regionally-oriented warehouse/distribution services in which tractor-trailer transportation is to be a substantial portion of the operations. A zoning category which requires site plan review is expected in the development or redevelopment of such areas. Site plans shall address landscaping, lighting, signs, drainage, and other concerns that are raised in the rezoning process. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Relatively flat sites (predominant slopes less than 6 percent) out of floodplains</li> <li>• Relatively large sites (generally over 100 acres)</li> <li>• Away from low and medium density areas or where truck traffic would have to go through such areas</li> <li>• Areas with freeway and arterial highway access (generally within two miles of an interchange)</li> <li>• Rail access is a consideration</li> <li>• Can be served with sanitary sewer, water and natural gas</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p><b>City:</b> I-1, C-6, PC-2 or a new Planned Industrial Park zone</p> <p><b>County's Planned Growth and Rural Areas:</b> EC</p>	<p><b>Other Zoning to Consider:</b></p> <p>PC</p>
---	---	---

**INDUSTRIAL AND WAREHOUSE/DISTRIBUTION LAND USE CLASSIFICATIONS . . . continued**

**Business Park Type 2 (BP-2)**

Primary uses are light manufacturing, offices, and locally-oriented warehouse/distribution services. Retail and restaurant services, which are developed primarily to serve tenants and visitors to the business park can be considered. A zoning category which requires site plan review is expected in the development or redevelopment of such areas. Site plans must include provisions for landscaping, lighting and signs. Substantial landscaped buffers are necessary between uses of lesser intensity, particularly residential, office and agricultural uses.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Relatively flat sites (predominant slopes less than 6 percent) out of floodplains</li> <li>• Relatively large sites (generally over 100 acres)</li> <li>• Away from low and medium density areas or where truck traffic would have to go through such areas</li> <li>• Freeway and arterial highway access (generally within two miles of an interchange)</li> <li>• Rail access is a consideration</li> <li>• Sites that can be served with sanitary sewer, water and natural gas</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p><b>City:</b> I-1, C-6, PC-2 or a new Planned Industrial Park zone</p> <p><b>County's Planned Growth and Rural Areas:</b> EC</p>	<p><b>Other Zoning to Consider:</b></p> <p>PC</p>
---	---	---

**PARK, PUBLIC INSTITUTIONAL, OTHER OPEN SPACE & ENVIRONMENTAL PROTECTION LAND USE CLASSIFICATIONS**

**Public Parks and Refuges (PP)**

This land use classification contains existing parks, wildlife refuges or similar public or quasi-public parks, open spaces and greenways. It also contains quasi-public spaces, which are owned by civic or related organizations. Location criteria is not needed relative to large components of the park system, like community, district and regional parks and refuges; these areas are generally established through capital expenditures or land transfers from state or federal governments.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Neighborhood parks, squares and commons should be within ¼ mile of residents in the traditional residential areas (particularly the 'Heart of Knoxville') and within ½ mile of residents within the balance of the city and county's Planned Growth area.</li> <li>• Greenways should be located along or within the flood plains of streams and rivers/reservoirs. Other potential locations include ridges and utility corridors.</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p><b>City:</b> OS-1</p> <p><b>County's Planned Growth and Rural Area:</b> OS, E and OC</p> <p>A new zone should be created to designate parks, schools and similar institutional lands for both city and county jurisdictions.</p>	<p><b>Other Zoning to Consider:</b></p> <p>Other zones that allow parks and open space as permitted uses.</p>
--	--	---

**Civic/Institutional (CI)**

Land used for major public and quasi-public institutions, including schools, colleges, the university, churches, correctional facilities, hospitals, utilities and similar uses.



<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Existing public uses, other than parks and greenways</li> <li>• Quasi-public uses of two acres or more</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>City and County: New zoning categories for such uses or continue to use conventional zones (e.g. O-1, O-2 and OC)</p>	<p><b>Other Zoning to Consider:</b></p> <p>Other zones that allow civic/institutional as permitted uses.</p>
---	---	--

**Other Open Space (OS)**

Land uses include cemeteries, private golf courses, and similar uses.

<p><b>Location Criteria:</b></p> <ul style="list-style-type: none"> <li>• Existing cemeteries, private golf courses and private open spaces</li> </ul>	<p><b>Recommended Zoning and Programs:</b></p> <p>City: OS-1 and a new zone created to designate parks, schools and similar institutional lands</p> <p>County's Planned Growth and Rural Area: OS, E and OC</p>	<p><b>Other Zoning to Consider:</b></p> <p>A-1, and A</p>
--	---	---

Current Land Use Classification Table

Classification	Description	Location Criteria	Recommended Zoning By Growth Plan Area	One Year Plan Permitted Zones
 <p><b>Business Park Type 1</b> <b>BP-1</b></p>	<p>Primary uses are light manufacturing, office and regionally- oriented warehouse/distribution services in which tractor- trailer transportation is to be a substantial portion of the operations. A zoning category which requires site plan review is expected in the development or redevelopment of such areas. Site plans shall address landscaping, lighting, signs, drainage, and other concerns that are raised in the rezoning process. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.</p>	<ul style="list-style-type: none"> <li>• Relatively flat sites (predominant slopes less than 6 percent) out of floodplains</li> <li>• Relatively large sites (generally over 100 acres)</li> <li>• Away from low and medium density areas or where truck traffic would have to go through such areas</li> <li>• Areas with freeway and arterial highway access (generally within two miles of an interchange)</li> <li>• Rail access is a consideration</li> <li>• Can be served with sewer, water and natural gas</li> </ul>	<p>OP, I-MU, I-RD</p>	<p>OP, I-MU, I-RD</p>
 <p><b>Business Park Type 2</b> <b>BP-2</b></p>	<p>Primary uses are light manufacturing, offices, and locally- oriented warehouse/distribution services. Retail and restaurant services, developed primarily to serve tenants and visitors to the business park can be considered. A zoning category which requires site plan review is expected in the development or redevelopment of such areas. Site plans must include provisions for landscaping, lighting and signs. Substantial landscaped buffers are necessary between uses of lesser intensity, particularly residential, office and agricultural uses.</p>	<ul style="list-style-type: none"> <li>• Relatively flat sites (predominant slopes less than 6 percent) out of floodplains</li> <li>• Relatively large sites (generally over 100 acres)</li> <li>• Away from low and medium density areas or where truck traffic would have to go through such areas</li> <li>• Freeway and arterial highway access (generally within two miles of an interchange)</li> <li>• Rail access is a consideration</li> <li>• Can be served with sewer, water and natural gas</li> </ul>	<p>OP, I-RD</p>	<p>OP, I-RD</p>

# Exhibit D. 1-J-22-RZ / 1-C-22-SP / 11-B-22-PA Contextual Images

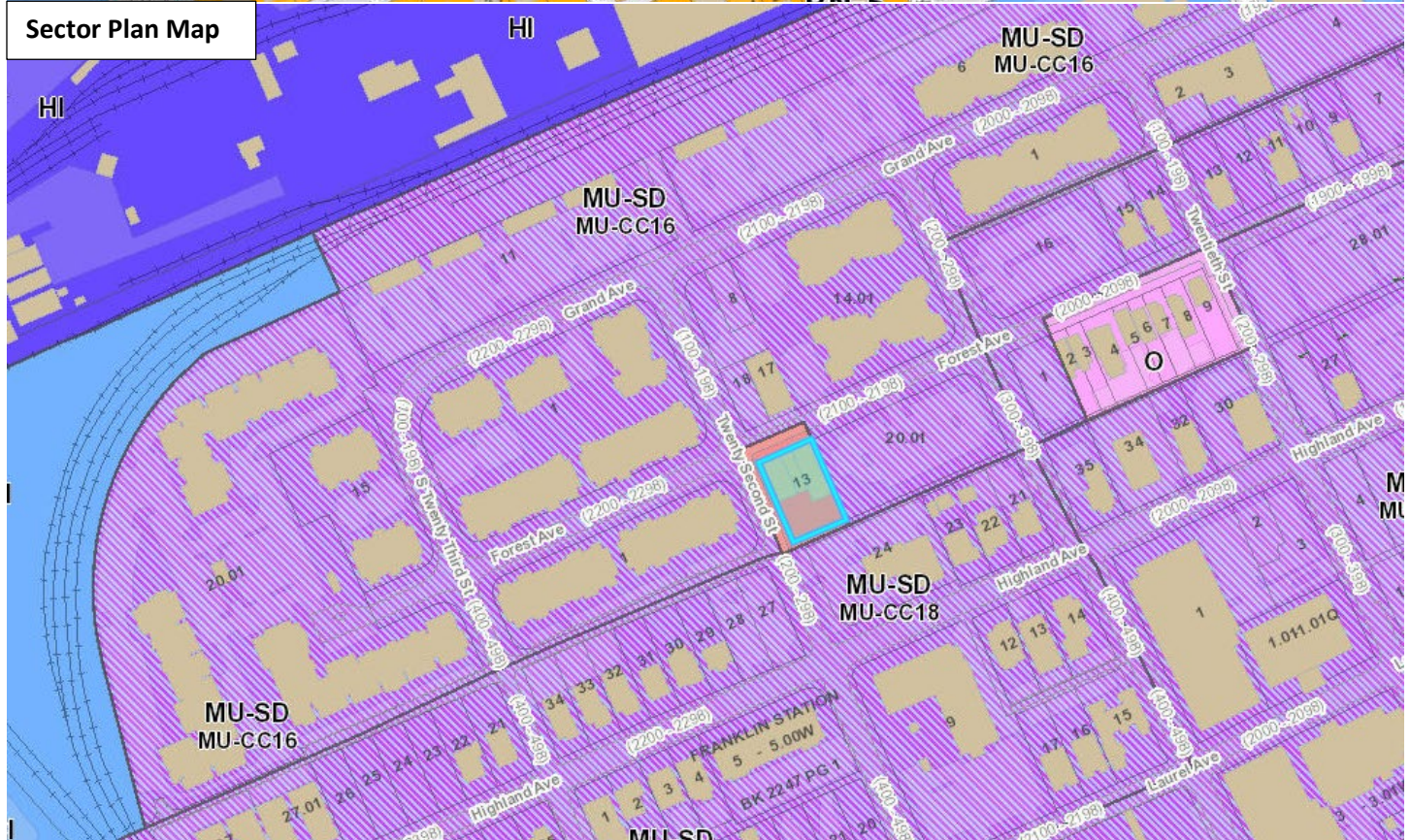
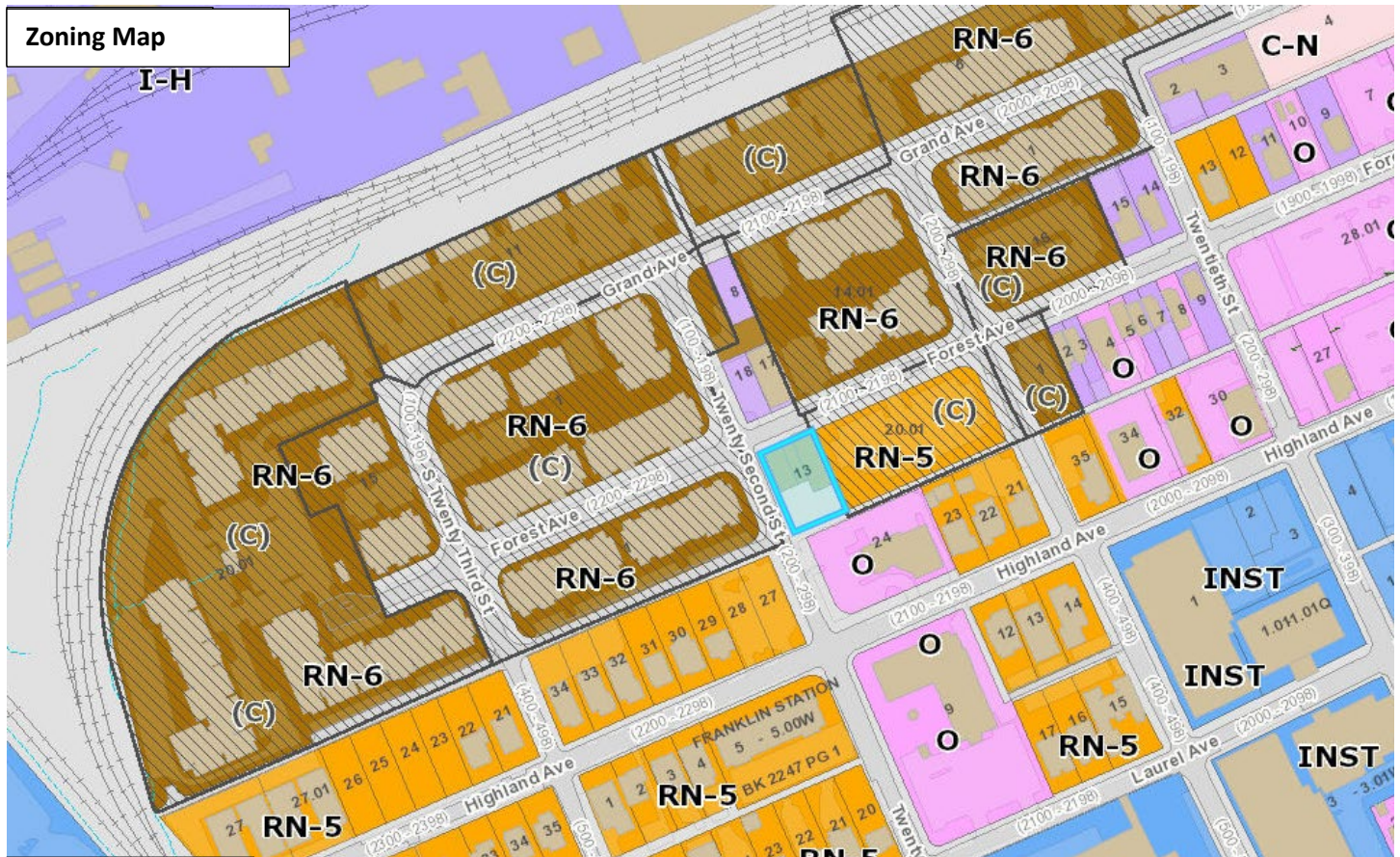
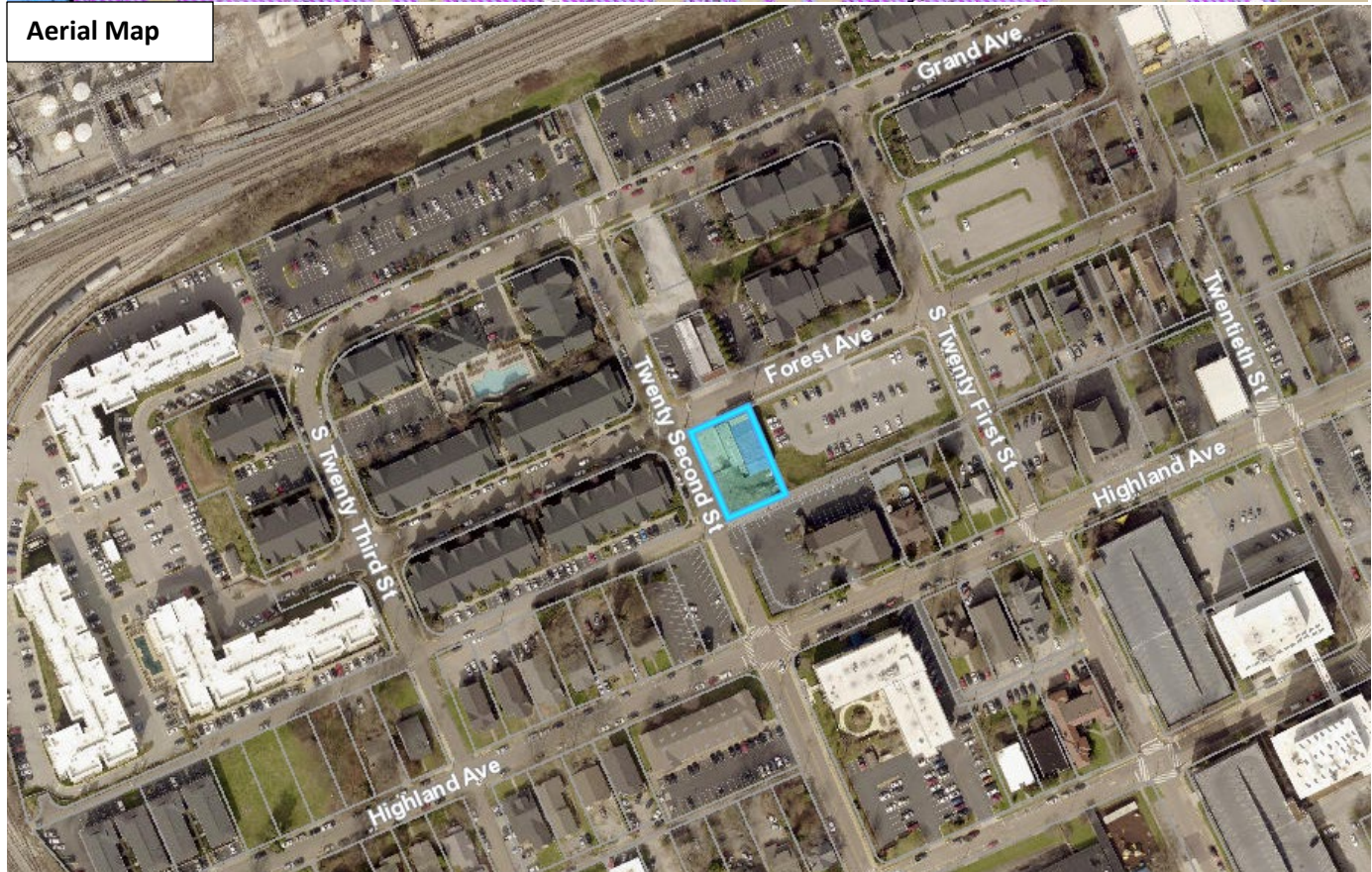
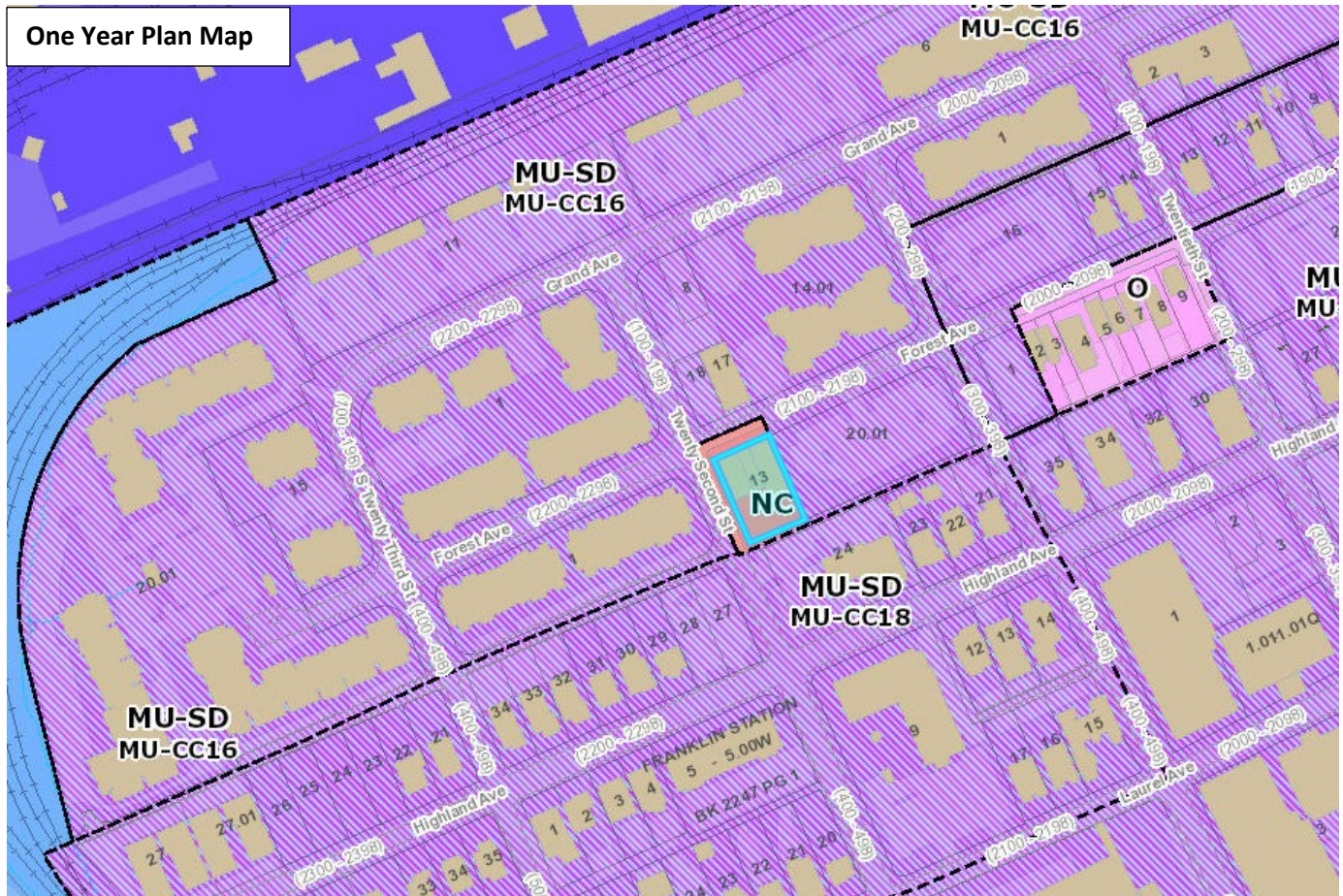




Exhibit D. 1-J-22-RZ / 1-C-22-SP / 11-B-22-PA Contextual Images



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR PLAN**

*WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

*WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Central City Sector Plan, consistent with the requirements of the General Plan; and*

*WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, Sanders Pace Architecture has submitted an application for an amendment to the Central City Sector Plan for property described in the application; and*

*WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan for parcel 094NR013 from Neighborhood Commercial to Mixed Use Special District, MU-CC16, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

*WHEREAS, the Planning Commission, at its regularly scheduled public hearing on January 13, 2022, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the Central City Sector Plan, with its accompanying staff report and map, file #1-C-22-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

(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](mailto: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

Sanders Pace Architecture

Architect

Applicant Name

Affiliation

November 29, 2021

Date Filed

January 13, 2022

Meeting Date (if applicable)

File Number(s)

1-J-22-RZ, 1-B-22-PA  
1-C-22-SP

## 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

John Sanders, FAIA

Sanders Pace Architecture

Name

Company

514 West Jackson Avenue, Suite 102

Knoxville

TN

37902

Address

City

State

ZIP

(865)329-0316

jsanders@sanderspace.com

Phone

Email

## CURRENT PROPERTY INFO

SRJ Investments LLC

310 13th Street Knoxville, TN 37916

(865)765-8001

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2126 Forest Avenue Knoxville, TN 37916

094NR013

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

East side of Twenty Second St and south side of Forest Ave.

General Location

0.3 acres

Tract Size

City  County

1  
District

C-N  
Zoning District

Office and wholesale  
Existing Land Use

Central City  
Planning Sector

NC (Neighborhood Commercial)  
Sector Plan Land Use Classification

Urban Growth  
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

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels  
  Divide Parcel  
 Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements \_\_\_\_\_

### ZONING REQUEST

Pending Plat File Number

- Zoning Change  
 I-MU  
 Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change  
 MU-SD CC16 (OYP)  
 MU-SD CC16 (SP)  
 Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

### STAFF USE ONLY

#### PLAT TYPE

- Staff Review  
  Planning Commission

#### ATTACHMENTS


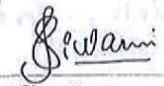
- Property Owners / Option Holders  
 Variance Request

#### ADDITIONAL REQUIREMENTS

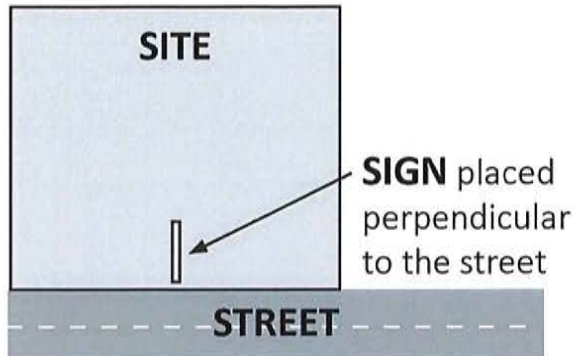
- Design Plan Certification (Final Plat)  
 Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1		Total
0326	\$ 1,000	\$ 1,900
0526	\$ 600	
0516	\$ 300	

### AUTHORIZATION

  
 Applicant Signature \_\_\_\_\_ Sanders Pace Architecture \_\_\_\_\_ 11/24/2021  
 Please Print \_\_\_\_\_ Date \_\_\_\_\_  
 (865)329-0316 \_\_\_\_\_  
 Phone Number \_\_\_\_\_ jsanders@sanderspace.com \_\_\_\_\_  
 Email \_\_\_\_\_  
  
 Property Owner Signature \_\_\_\_\_ Shezad Jiwani \_\_\_\_\_ 11/24/2021  
 Please Print \_\_\_\_\_ Date \_\_\_\_\_  
 LKC \_\_\_\_\_ 11/29/2021

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:*

Dec 29, 2021 and Jan 14, 2021  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Sanders Pace Arch

Date: 11/29/2021

File Number: 1-J-22-RZ, 1-B-22-PA  
1-C-22-SP

- Sign posted by Staff
- Sign posted by Applicant