

REZONING REPORT

▶ **FILE #:** 7-A-22-RZ

AGENDA ITEM #: 7

AGENDA DATE: 7/14/2022

▶ **APPLICANT:** HOSPITALITY PANTRIES, INC.

OWNER(S): Spirit of Truth Community Church

TAX ID NUMBER: 81 N E 003

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 0 W. Scott Ave.

▶ **LOCATION:** East of Davanna St., south of W. Scott Ave.

▶ **APPX. SIZE OF TRACT:** 0.63 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via W. Scott Avenue, a local street with a 20-ft pavement width within a 48-ft right-of-way. Access is also via Davanna Street, a local street with 30-ft pavement width within a 55-ft right-of-way. Access is also via Bayless Avenue, an alley with a 12-ft pavement width within a 14-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** RN-4 (General Residential Neighborhood)

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

▶ **EXISTING LAND USE:** Vacant

▶ EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-4 (General Residential Neighborhood)

South: Public-quasi public - I-MU (Industrial Mixed-Use)

East: Agricultural/forestry/vacant, public- quasi public - I-MU (Industrial Mixed-Use)

West: Public-quasi public, wholesale - I-MU (Industrial Mixed-Use)

NEIGHBORHOOD CONTEXT: This is an urban area with a diverse range of land uses. Single family residences are interspersed among warehouse, office, commercial, industrial and government-owned properties. There are several vacant and forested lots and Second Creek runs near the southwest edge of the subject property.

STAFF RECOMMENDATION:

▶ **Approve I-MU (Industrial Mixed-Use) zoning because it is consistent with the sector plan and with 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. Most of the properties directly surrounding the subject parcel are zoned I-MU (Industrial Mixed-Use) or I-G (General Industrial). The Central City Sector Plan recommends a mixed-use composition for this area, including light industrial.

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

1. The I-MU 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. Residential uses are also permitted in the I-MU District.

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 is currently cleared and vacant. There are no adverse impacts anticipated with the proposed zoning change.

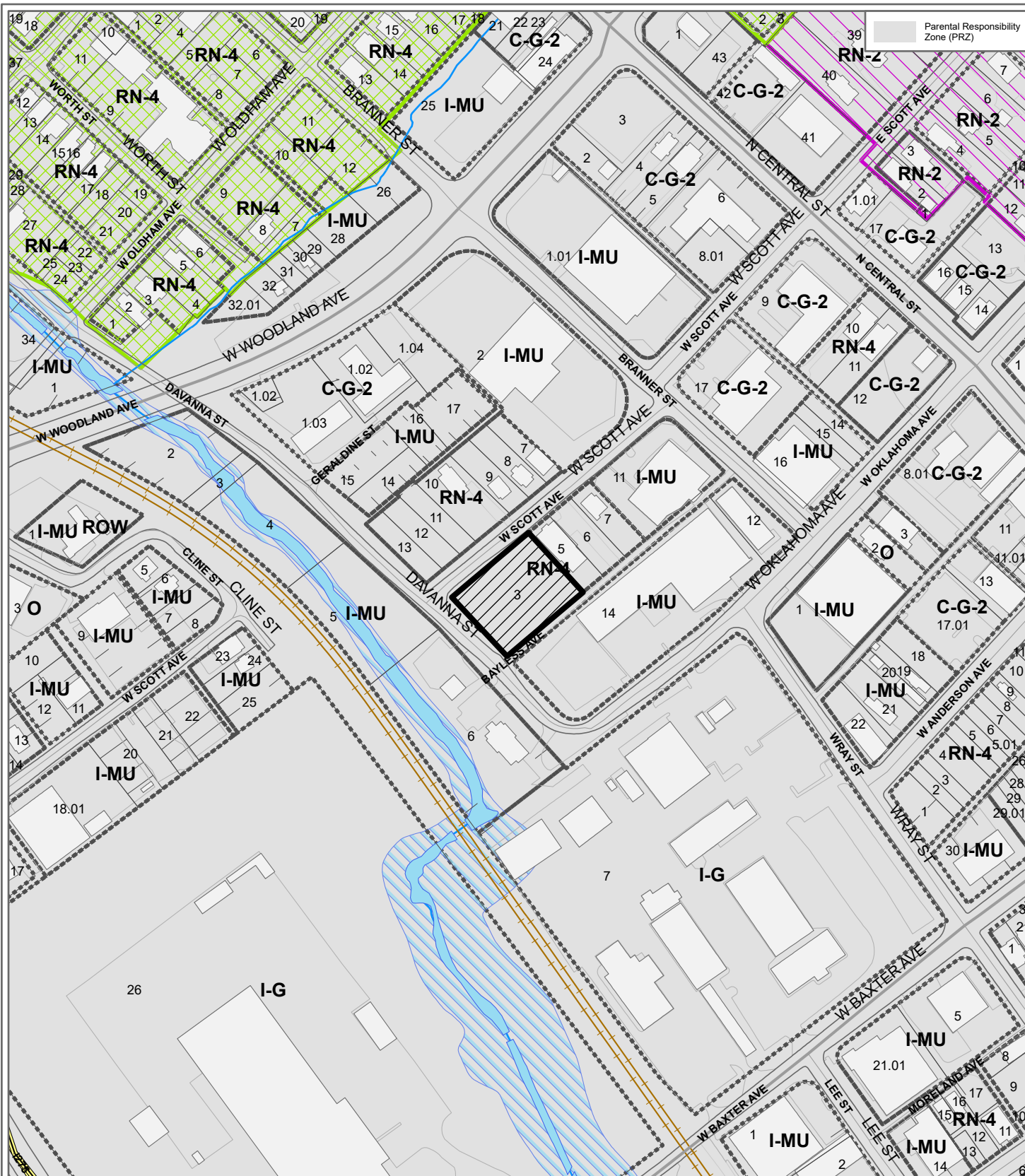
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed zone change from RN-4 (General Residential Neighborhood) to I-MU is in alignment with the sector plan and does not conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

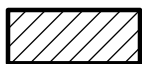
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/9/2022 and 8/23/2022. 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-A-22-RZ
REZONING**

From: RN-4 (General Residential Neighborhood)
To: I-MU (Industrial Mixed-Use)



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

Petitioner: Hospitality Pantries, Inc.

Map No: 81
Jurisdiction: City

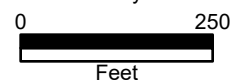


Exhibit A. 7-A-22-RZ Contextual Images

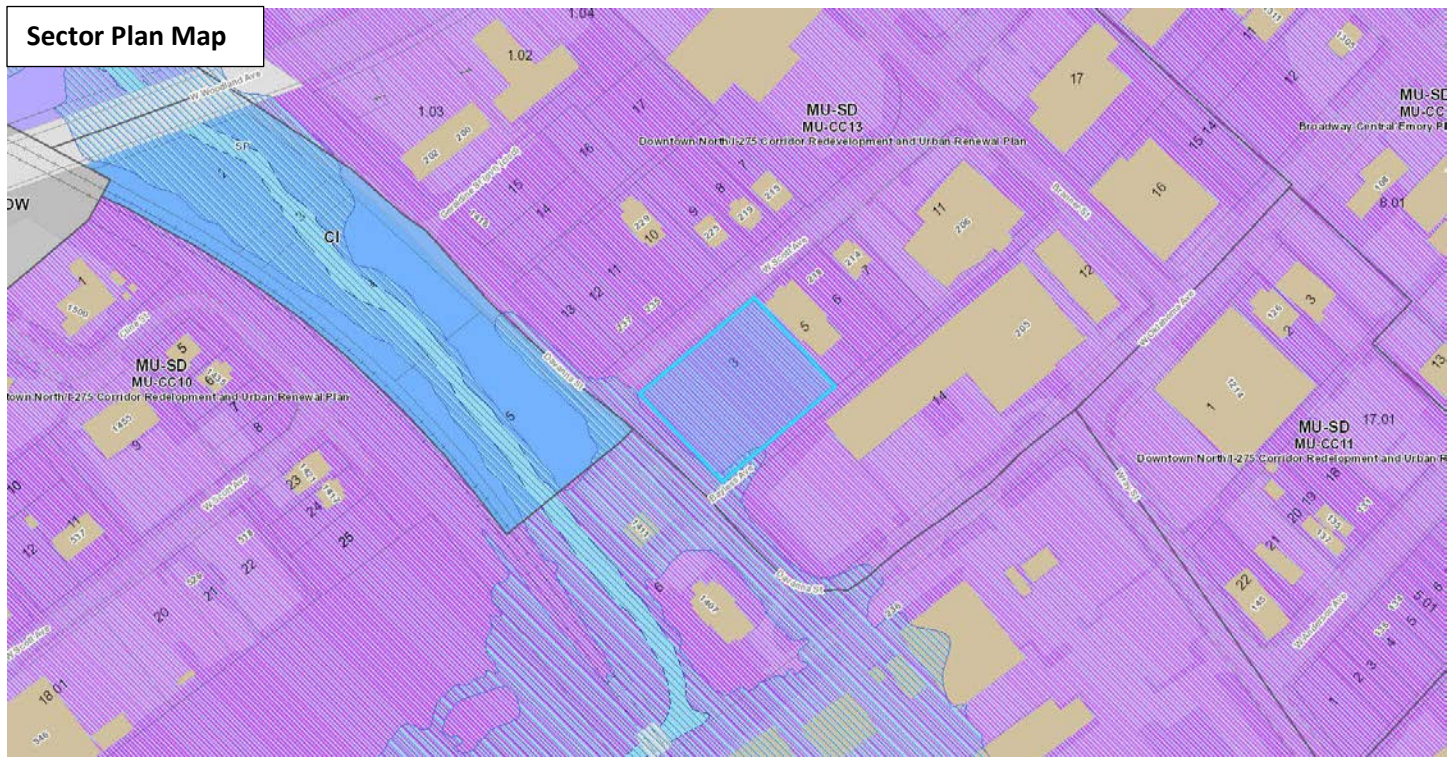
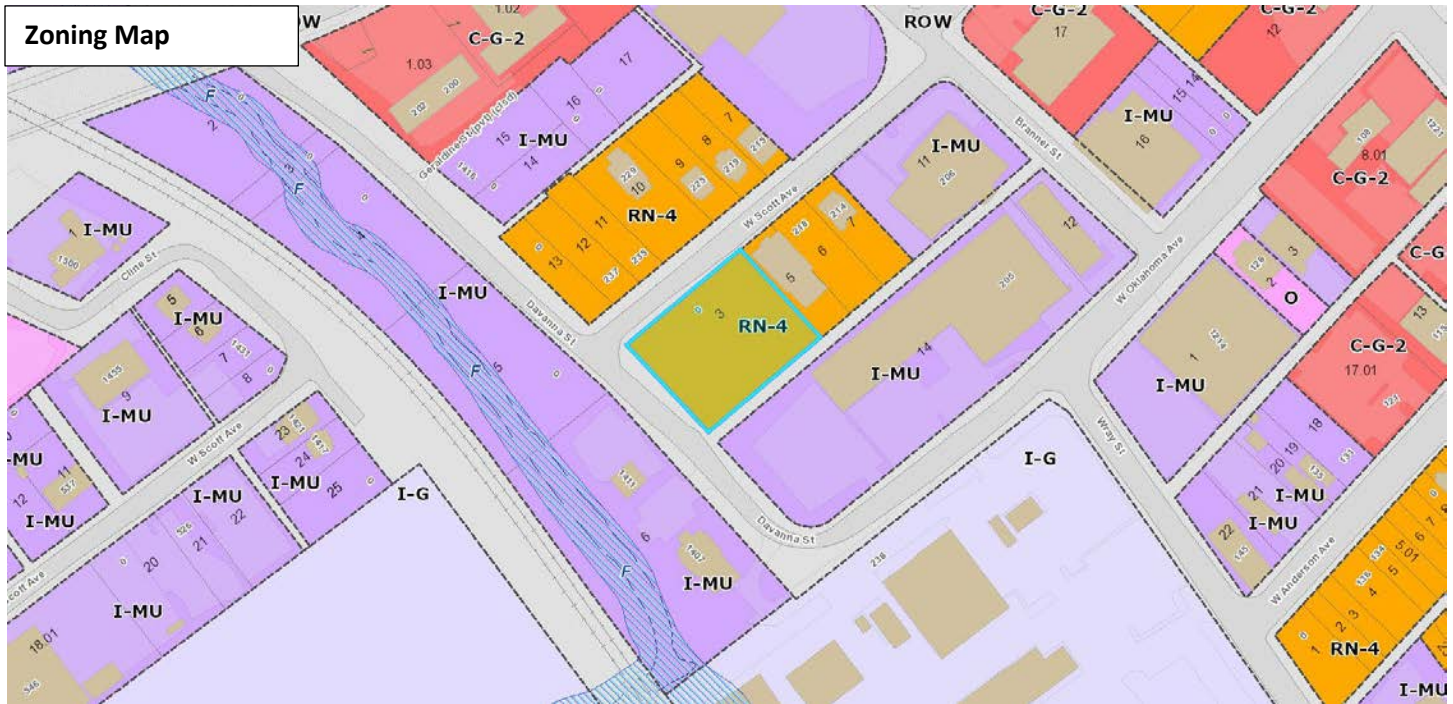


Exhibit A. 7-A-22-RZ Contextual Images





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

Hospitality Pantries, Inc.

Applicant Name	Affiliation	
5/9/2022	7/14/2022	File Number(s)
Date Filed	Meeting Date (if applicable)	7-A-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

Name	Company		
800 Northshore Drive	Knoxville	TN	37919
Address	City	State	ZIP
865-207-8572	jimwright@fishpantry.org		
Phone	Email		

CURRENT PROPERTY INFO

Spirit of Truth Comm. Church (Pastor: Ken ⁵ 2574 KENILWORTH LN		865-455-5376
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 W SCOTT AVE	081NE003	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

East of Davanna St, south of W. Scott Ave		0.63
General Location	Tract Size	
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	4th	RN-4
District	Zoning District	Existing Land Use
Central City	MU-SD MU-CC13	Within City Limits
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

REZONING IMU

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number 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 _____
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 \$1,000.00	\$1,000.00 <i>ck# 1210</i> <i>05/9/22</i>
Fee 2	
Fee 3	

AUTHORIZATION

Jim Wright
Applicant Signature

ea
Hospitality Pantries, Inc.

5/9/2022

Please Print

Date

865-207-8572

jimwright@fishpantry.org *x*

Phone Number

Email

Ken Stinnett
Property Owner Signature

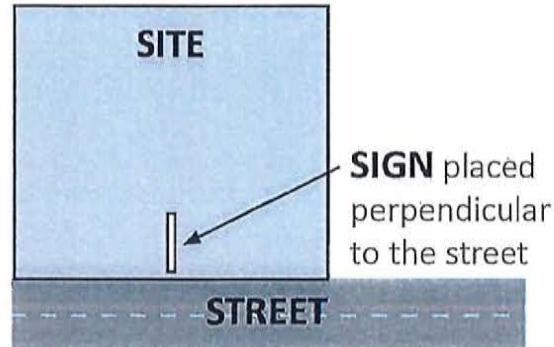
Ken Stinnett *x*

Date

5/9/22
5/9/22 sum

Please Print

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: Hospitality Properties Inc

Date: 5/9/2022

File Number: 7-A-22-RZ

Sign posted by Staff

Sign posted by Applicant