



PLAN AMENDMENT REPORT

► **FILE #:** 7-G-22-SP

AGENDA ITEM #: 27

AGENDA DATE: 7/14/2022

► **APPLICANT:** **DOMINION RIVERSIDE, LLC**
OWNER(S): Sean Chalmers Dominion Riverside, LLC

TAX ID NUMBER:	95 J B 002	View map on KGIS
JURISDICTION:	Council District 6	
STREET ADDRESS:	1624 Riverside Dr.	
► LOCATION:	South side of Riverside Dr., west of James White Parkway	
► APPX. SIZE OF TRACT:	8.1 acres	
SECTOR PLAN:	Central City	
GROWTH POLICY PLAN:	N/A	
ACCESSIBILITY:	Access is via Riverside Drive, a major collector, with a pavement width of 52-ft within a right-of-way width of 60-ft.	
UTILITIES:	Water Source:	Knoxville Utilities Board
	Sewer Source:	Knoxville Utilities Board
WATERSHED:	Tennessee River	

► PRESENT PLAN AND ZONING DESIGNATION:	LI (Light Industrial), HP (Hillside Protection) & SP (Stream Protection) / I-H (Heavy Industrial), HP (Hillside Protection Overlay) & F (Floodplain Overlay)
► PROPOSED PLAN DESIGNATION:	MU - RC (Mixed Use Regional Center), HP (Hillside Protection) & SP (Stream Protection)
► EXISTING LAND USE:	Industrial

EXTENSION OF PLAN DESIGNATION:	Yes, MU-RC is adjacent to the west.
HISTORY OF REQUESTS:	11-L-93-RZ: I-2 to I-4
SURROUNDING LAND USE AND PLAN DESIGNATION:	North: Right-of-Way - Right-of-Way South: TN River - W (Water) & SP (Stream Protection) TN River - W (Water) & SP (Stream Protection) East: Right-of-Way - Right-of-Way West: Agriculture/forestry/vacant - MU-RC (Mixed Use Regional Center)
NEIGHBORHOOD CONTEXT	This is an underutilized industrial area between the right-of-way of a railroad line, the James White Parkway overpass and the Tennessee River. Residential areas and park lands are also in the vicinity.

STAFF RECOMMENDATION:

► **Approve the sector plan amendment to MU-RC (Mixed Use Regional Center), HP (Hillside Protection) & SP (Stream Protection) because is a minor extension and meets the location criteria of the land use**

classification.

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. This area has transitioned to primarily vacant and underutilized industrial properties adjacent to the Tennessee River.

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

1. No new roads or additional utilities have been introduced to this area, however, the subject property is within 500-ft of a transit stop, adjacent to the James White Greenway and served by KUB.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The MU-RC land use classification covers approximately 385 acres of the downtown Knoxville area. This request represents an approximate 8 acre area, adjacent to downtown. The subject property is bounded on two sides by the right-of-way for the overpass of James White Parkway and a railroad line, as well as the Tennessee River along the southern boundary. The MU-RC classification is envisioned to be the highest intensity mixed use centers. These districts should be served by sidewalk and transit systems and be located on a major arterial, adjacent to an interstate, highway or adjacent to downtown. This development request is for a rezoning, sector plan amendment and one year plan amendment to redevelop this underutilized industrial area.

2. The site is located within less than 500-ft of an existing transit stop, adjacent to an existing park and near an opportunity area identified in the Central City Sector Plan as the Northeast Waterfront, that was noted as having the potential to allow of mix of uses similar to the South Waterfront District across the river.

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

1. This area east of E. Hill Avenue has continued to see redevelopment, primarily in the form of multi-dwelling residential since 2010. This change in the development pattern has prompted significant interest in residential development in vacant and underutilized properties near downtown and adjacent to the Tennessee River.
2. Local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of a mixed use special district could enable in this area.

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.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 7-T-22-RZ

AGENDA ITEM #: 27

7-B-22-PA

AGENDA DATE: 7/14/2022

► **APPLICANT:** DOMINION RIVERSIDE, LLC

OWNER(S): Sean Chalmers Dominion Riverside, LLC

TAX ID NUMBER: 95 J B 002

[View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 1624 Riverside Dr.

► **LOCATION:** South side of Riverside Dr., west of James White Pkwy

► **TRACT INFORMATION:** 8.1 acres.

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Riverside Drive, a major collector, with a pavement width of 52-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial), HP (Hillside Protection) & SP (Stream Protection) / I-H (Heavy Industrial), HP (Hillside Protection Overlay) & F (Floodplain Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** MU - RC (Mixed Use Regional Center), HP (Hillside Protection) & SP (Stream Protection) / DK-E (Downtown Knoxville Edge Subdistrict) & HP (Hillside Protection Overlay), & F (Floodplain Overlay)

► **EXISTING LAND USE:** Industrial

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, MU-RC is adjacent to the west. No, DK-E is not adjacent.

HISTORY OF ZONING REQUESTS: 11-L-93-RZ: I-2 to I-4

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Right-of-Way - Right-of-Way - Right-of-Way

South: TN River - W (Water) & SP (Stream Protection) - F (Floodway) & SP (Stream Protection)

East: Right-of-Way - Right-of-Way - Right-of-Way and Park

West: Agriculture/forestry/vacant - MU-RC (Mixed Use Regional Center) - MU-RC (Mixed Use Regional Center)

NEIGHBORHOOD CONTEXT: This is an underutilized industrial area between the right-of-way of a railroad line, James White Parkway overpass and the Tennessee River. Residential

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan Amendment to MU-RC (Mixed Use Regional Center), HP (Hillside Protection) & SP (Stream Protection) because is a minor extension and meets the location criteria of the land use classification.**

- ▶ **Approve DK-E (Downtown Knoxville Edge Subdistrict), HP (Hillside Protection Overlay) & F (Floodplain Overlay) zoning because it is a transition area adjacent to downtown.**

COMMENTS:

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

AN ERROR IN THE PLAN:

1. The MU-RC land use classification covers approximately 385 acres of the downtown Knoxville area. This request represents an approximate 8 acre area, adjacent to downtown. The subject property is bounded on two sides by the right-of-way for the overpass of James White Parkway and a railroad line, as well as the Tennessee River along the southern boundary. The MU-RC classification is envisioned to be the highest intensity mixed use centers. These districts should be served by sidewalk and transit systems and be located on a major arterial, adjacent to an interstate, highway or adjacent to downtown. This development request is for a rezoning, sector plan amendment and one year plan amendment to redevelop this underutilized industrial area.
2. The site is located within less than 500-ft of an existing transit stop, adjacent to an existing park and near an opportunity area identified in the Central City Sector Plan as the Northeast Waterfront, that was noted as having the potential to allow of mix of uses similar to the South Waterfront District across the river.

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. Since 2010 multi-dwelling residential has continued to expand east of E. Hill Avenue. This change in the development pattern has prompted significant interest in residential development in vacant and underutilized industrial properties adjacent to the Tennessee River.

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, however, the Northeast Waterfront was identified for a possible expansion of mixed use development in the Central City Sector Plan.

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 that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of a mixed use special district could enable.

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 east of E. Hill Avenue has continued to see redevelopment, primarily in the form of multi-dwelling residential since 2010.
2. Existing industrial zoned areas along the Northeast Waterfront area have become vacant and/or underutilized in the last decade as well, particularly in this area between the right-of-way of the overpass of James White Parkway, the railroad line and the Tennessee River.

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

1. This is a transition area between downtown Knoxville, the right-of-way of major roadways, parks and semi-vacant industrial areas. The DK-E district is intended to address areas transition areas between the higher intensity environment of Downtown and adjacent smaller-scale mixed-use areas. The DK-E Subdistrict facilitates mixed-use development with standards that focus on compatibility with adjacent development.

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. This property is well-suited for redevelopment under the DK-E district and adverse effects are not anticipated.

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:

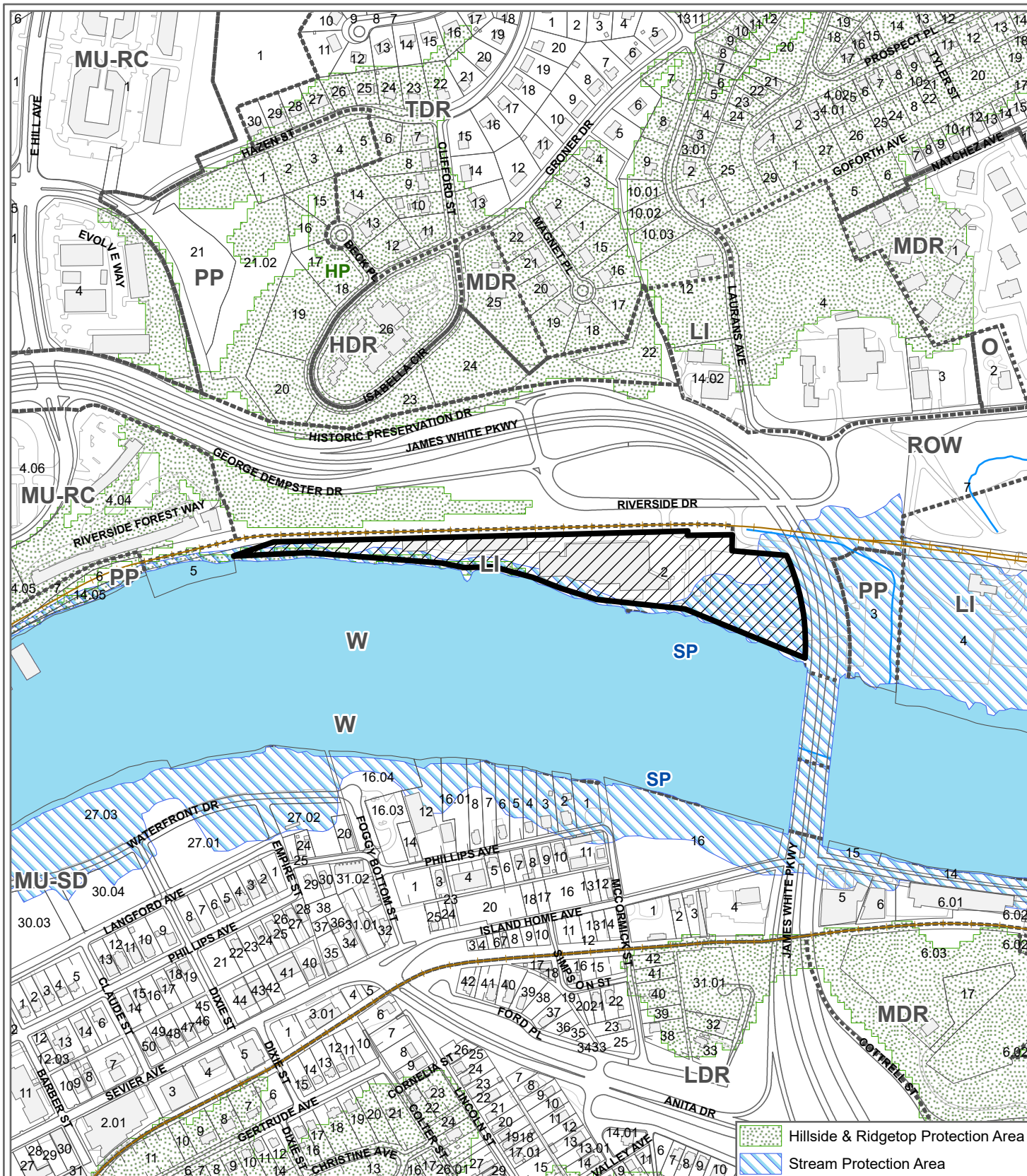
1. The proposed amendment is consistent with recommended extension of the MU-RC land use classification for both the sector plan and the one year plan.

2. This amendment is consistent with all other adopted plans.

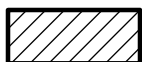
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 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-G-22-SP CENTRAL CITY SECTOR PLAN AMENDMENT

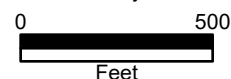


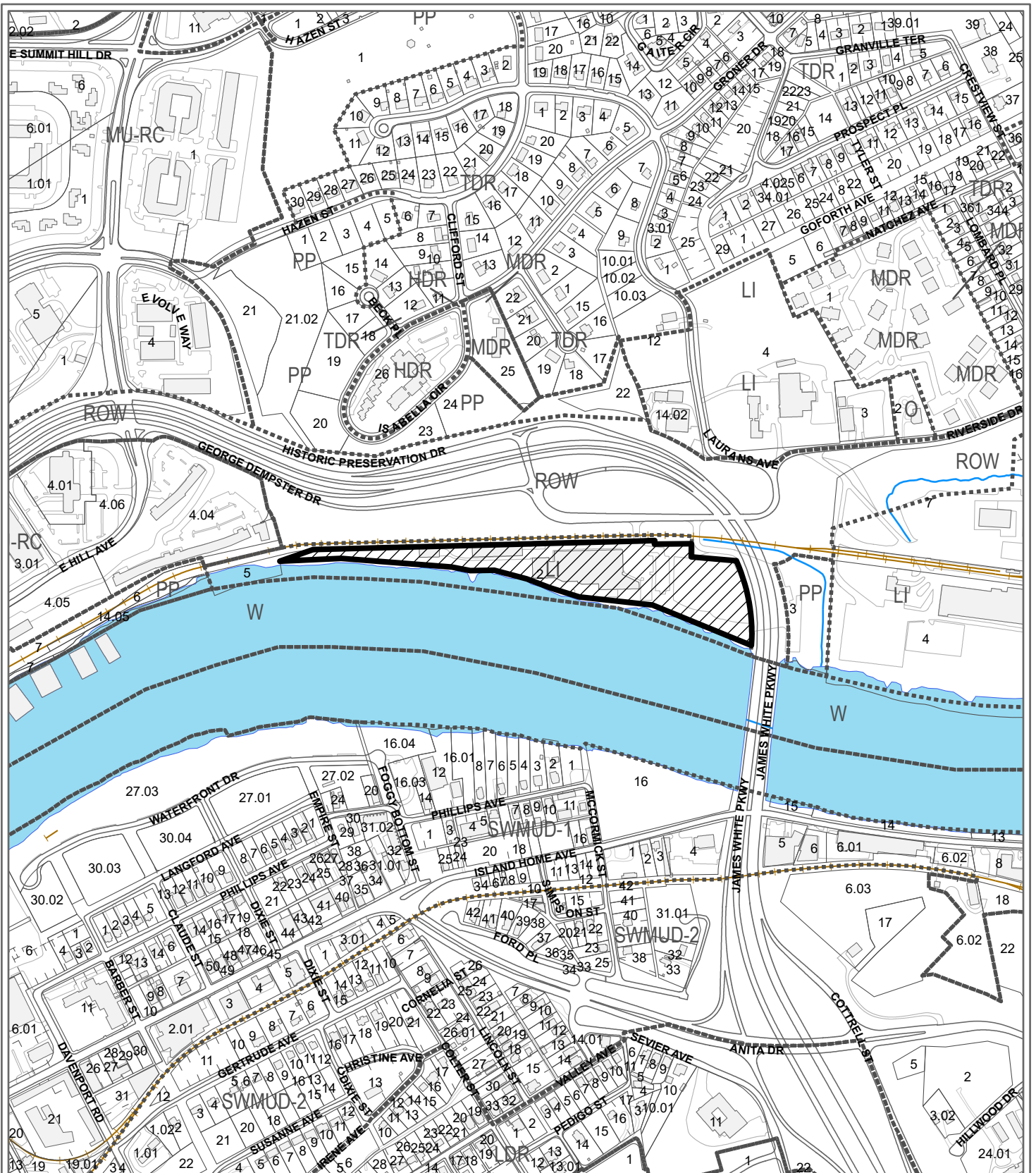
From: LI (Light Industrial), HP (Hillside Protection & SP (Stream Protection))
To: MU (Mixed Use) - RC, HP (Hillside Protection) & SP (Stream Protection)

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

Petitioner: Dominion Riverside, LLC

Map No: 95
Jurisdiction: City

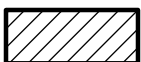




**7-B-22-PA / 7-T-22-RZ
PLAN AMENDMENT**

From: LI (Light Industrial), HP & SP

To: MU (Mixed Use) - RC, HP & SP



Original Print Date: 6/8/2022

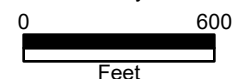
Revised:

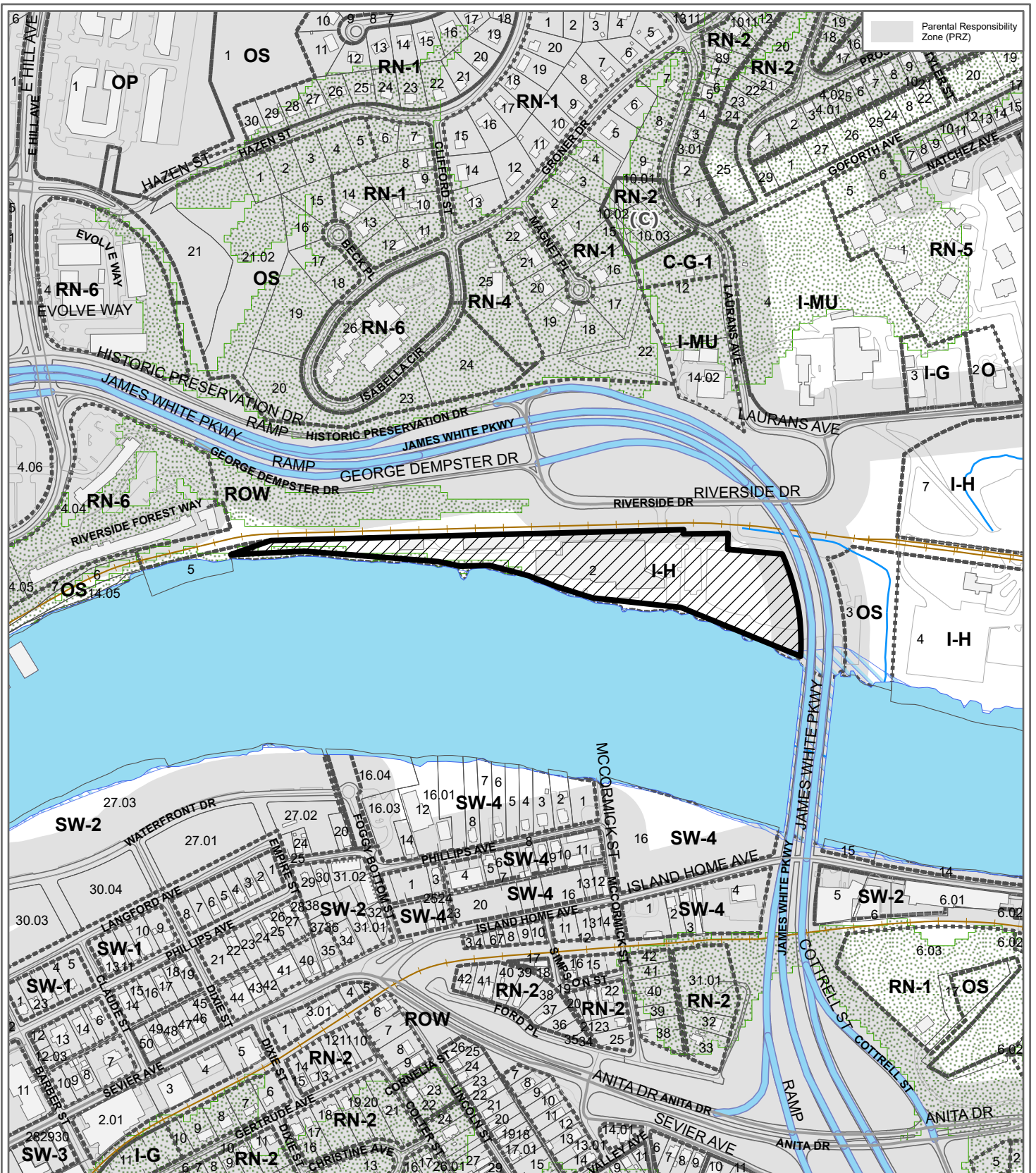
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Dominion Riverside, LLC

Map No: 95

Jurisdiction: City

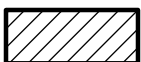




7-T-22-RZ REZONING

From: I-H (Heavy Industrial) & HP (Hillside Protection)

To: DK (Downtown Knoxville) - E & HP (Hillside Protection)



Original Print Date: 6/8/2022

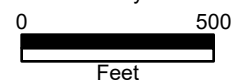
Revised:

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

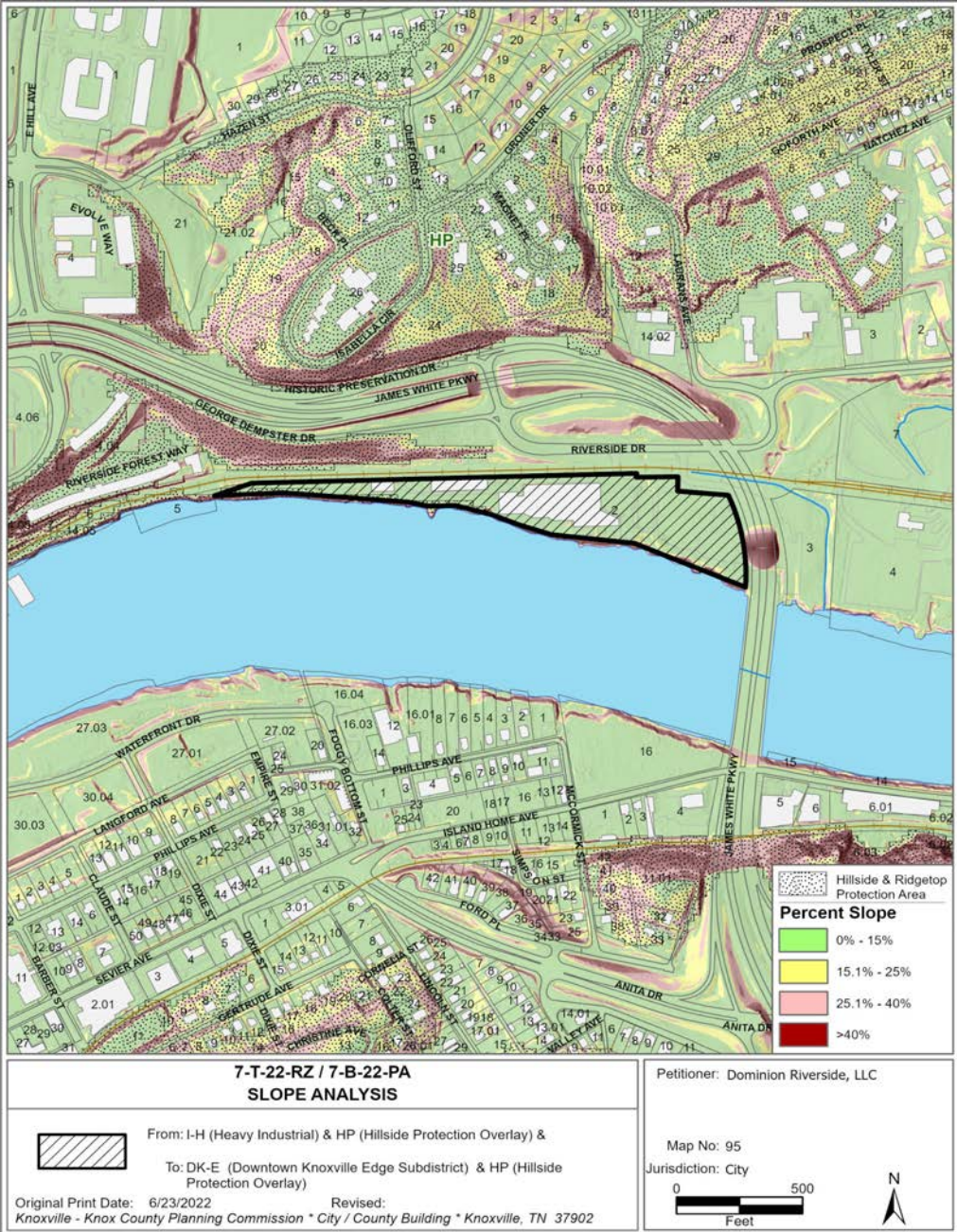
Petitioner: Dominion Riverside, LLC

Map No: 95

Jurisdiction: City



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	8.08		
Non-Hillside	7.65	N/A	
0-15% Slope	0.31	100%	0.3
15-25% Slope	0.07	50%	0.0
25-40% Slope	0.03	20%	0.0
Greater than 40% Slope	0.01	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.43	Recommended disturbance budget within HP Area (acres)	0.4
		Percent of HP Area	0.8



***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, Dominion Riverside, LLC 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 from Light Industrial and Hillside Protection to Mixed Use Regional Center and Hillside Protection 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 July 14, 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 #7-G-22-SP.

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

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit A. 7-T-22-RZ_7-B-22-PA_7-G-22-SP Contextual Images

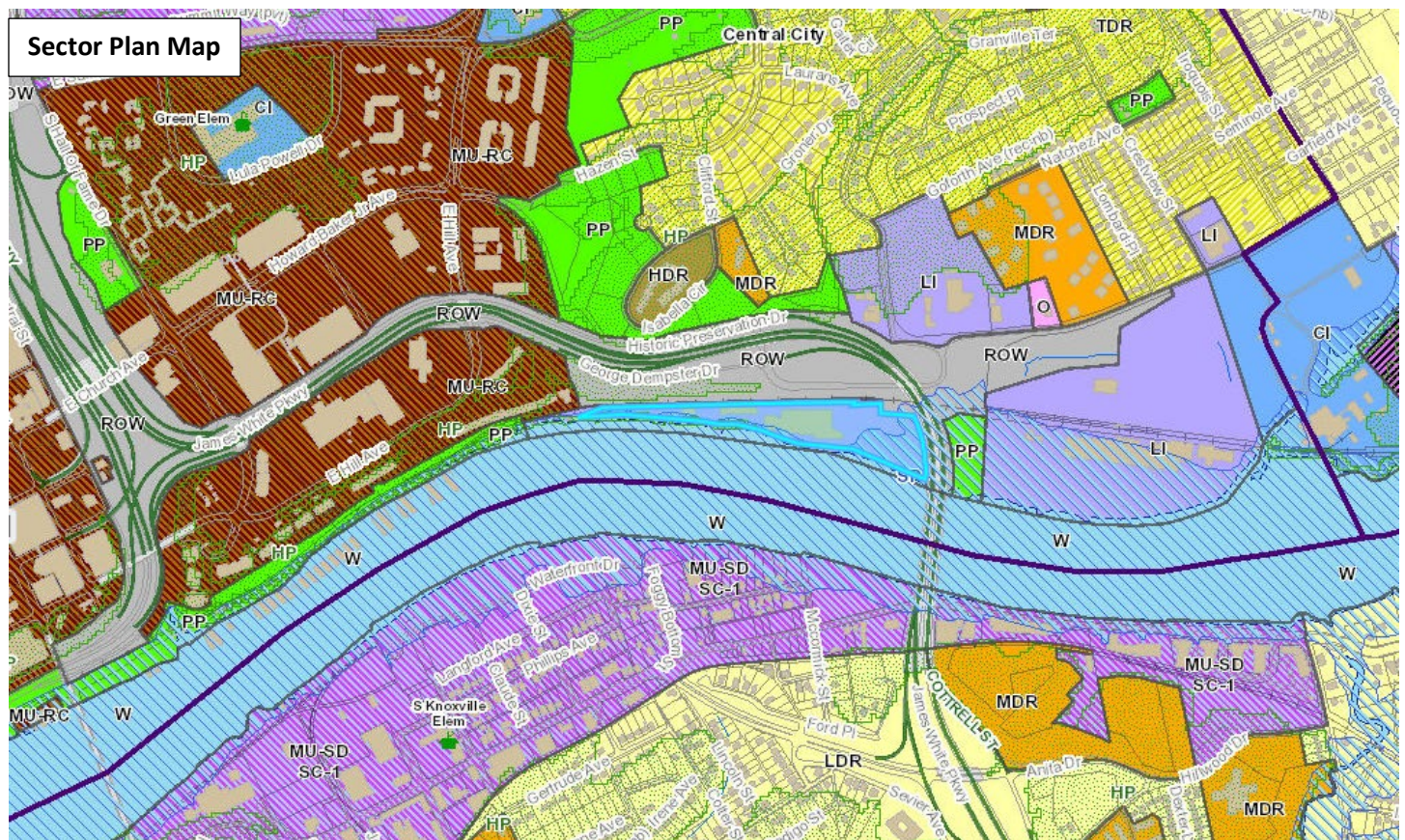
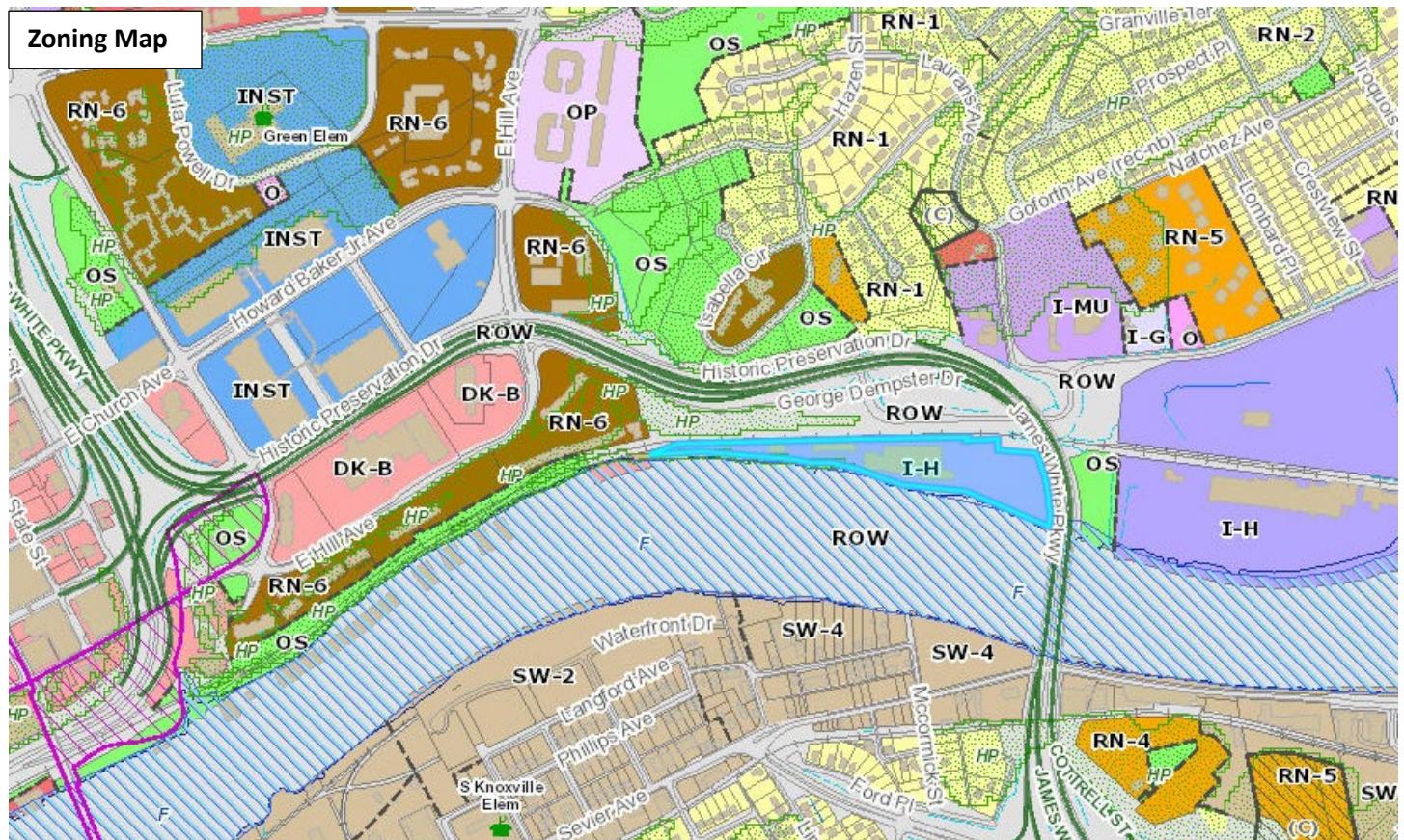


Exhibit A. 7-T-22-RZ_7-B-22-PA_7-G-22-SP Contextual Images

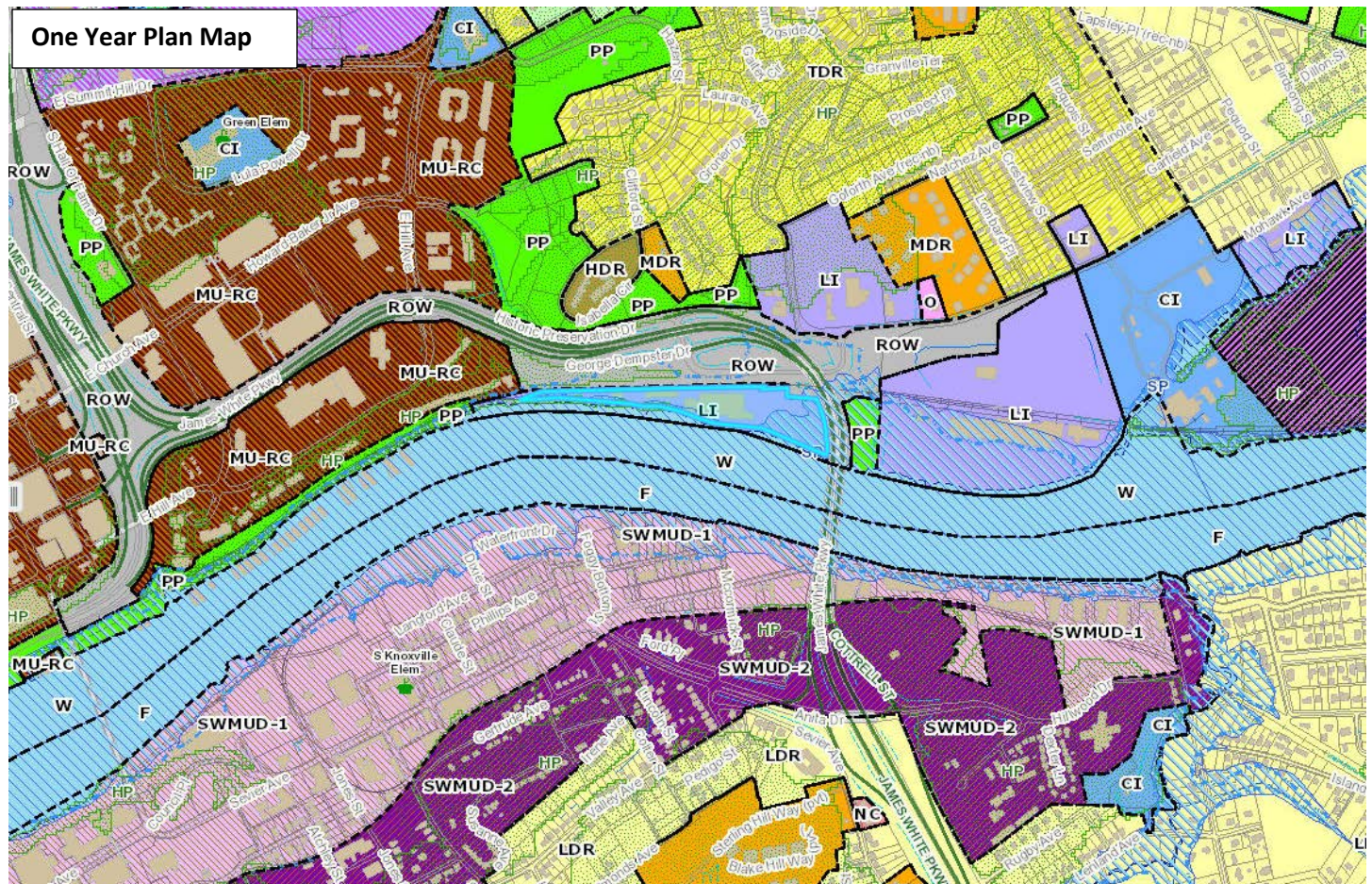
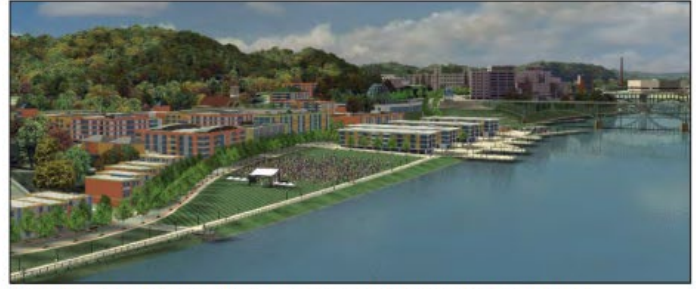


Exhibit A. 7-T-22-RZ_7-B-22-PA_7-G-22-SP Contextual Images

Opportunity Area identified in the Central City Sector Plan – p. 46



The Northeast Waterfront is an appropriate location for mixed-use development, like the image at right from the Knoxville South Waterfront Vision Plan that depicts development on the other side of the river.

Northeast Waterfront

(former General Shale Brick plant area)

The Northeast Waterfront includes the industrial areas along the Tennessee River, below the James White Parkway Bridge; the majority of which is the former General Shale Brick site that is currently owned by the Knoxville Utilities Board. The area has historically been used for industrial purposes because it has various transportation options for bulk cargo, including barge, rail and truck; and is adjacent to workforce

housing. While the site is viable for continued industrial use, there is potential to allow a mix of uses similar to that in the South Waterfront Form District across the river. In addition, McWhorter Landing Park could be extended along the river where the proposed greenway is shown on the Community Facilities Plan map, whether the land use changes or not.



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

Dominion Riverside, LLC

Applicant Name

5/31/2022

Date Filed

7/14/2022
Meeting Date (if applicable)

Affiliation

File Number(s)

7-T-22-RZ
7-G-22-SP, 7-B-22-PA

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

Sean Chalmers

Dominion Riverside, LLC

Name

Company

3834 Sutherland Avenue

Knoxville

TN

37919

Address

City

State

ZIP

865-809-9059

seanc@dominiondg.com

Phone

Email

CURRENT PROPERTY INFO

Dominion Riverside, LLC

3834 Sutherland Ave

865-809-9059

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1624 Riverside Drive

095JB002

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Riverside Dr., west of James White Pkwy

8.1 acre

General Location

Tract Size

☒ City ☐ County

6

District

I-H (Heavy Industrial) & HP

Zoning District

IND (Industrial Manufacturing)

Existing Land Use

Central City

LI (Light Industrial), HP & SP

N/A

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**DK-E & HP**

Proposed Zoning _____

☒ Plan Amendment Change**MU-RC, HP & SP**

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

0327

\$1,810.00

Total

Fee 2

0517

\$800.00

\$3,010.00

Fee 3

0527

\$400.00

AUTHORIZATION

Applicant Signature _____

865-809-9059

Phone Number _____

Dominion Riverside, LLC

Please Print

seanc@dominiondng.com

Email

Dominion Riverside, LLC

Please Print

5/31/2022

Date

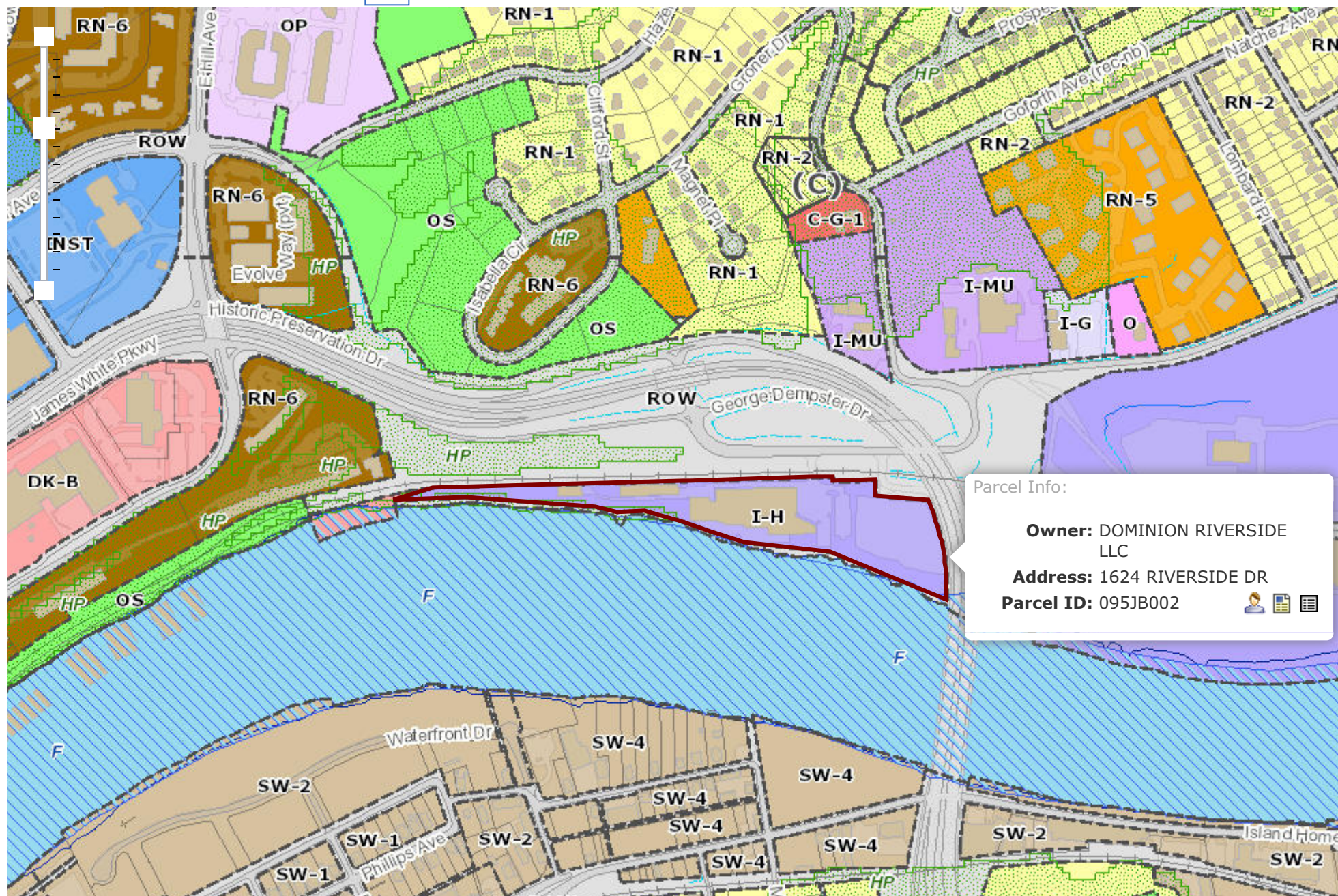
5/31/2022

Date

6/1-22 jh

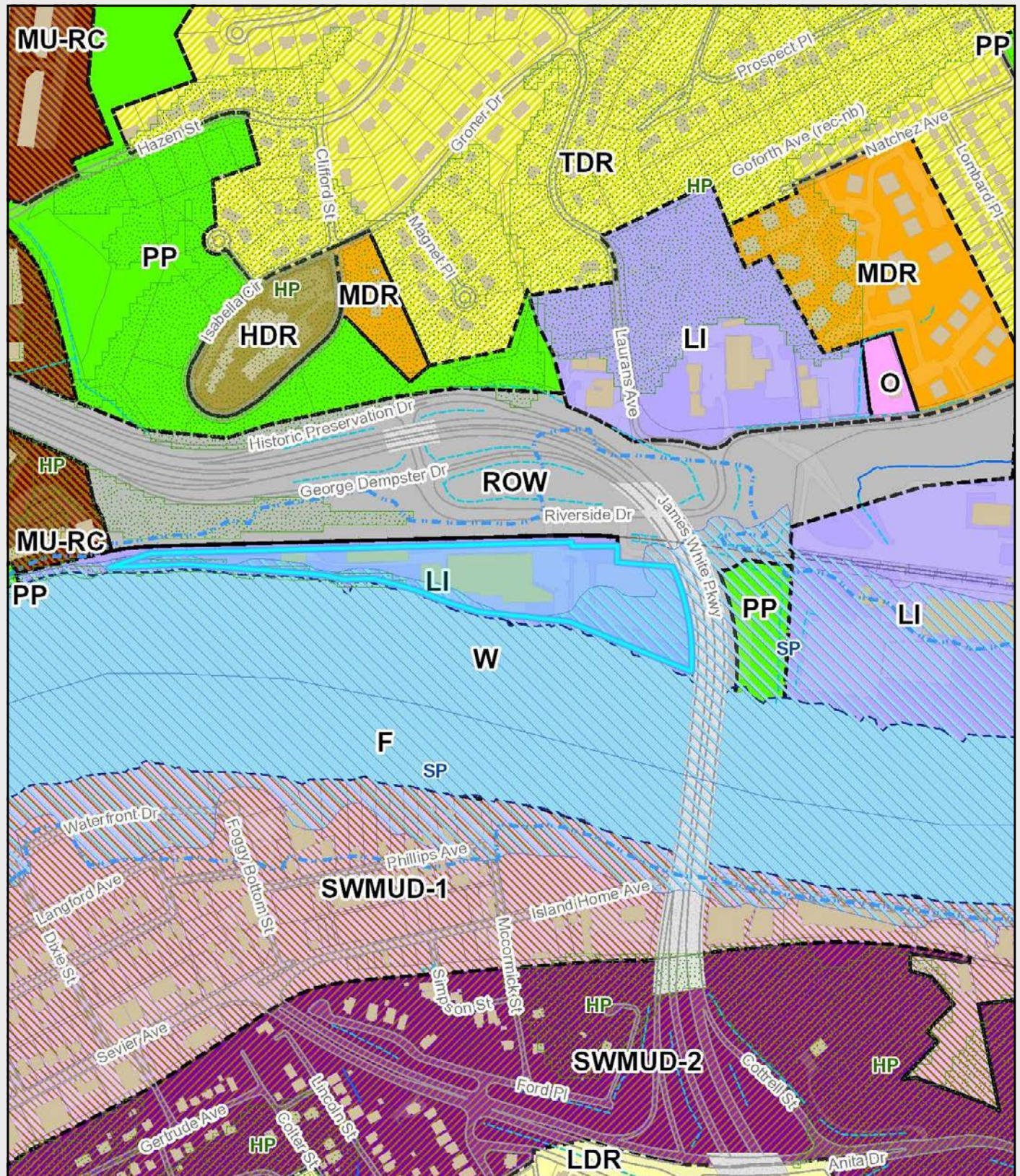
Search By:	Address	Parcel	Owner
Enter Address:	<input type="text"/>		

Launch

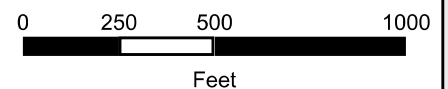


Parcel Info:

Owner: DOMINION RIVERSIDE
LLC**Address:** 1624 RIVERSIDE DR**Parcel ID:** 095JB002



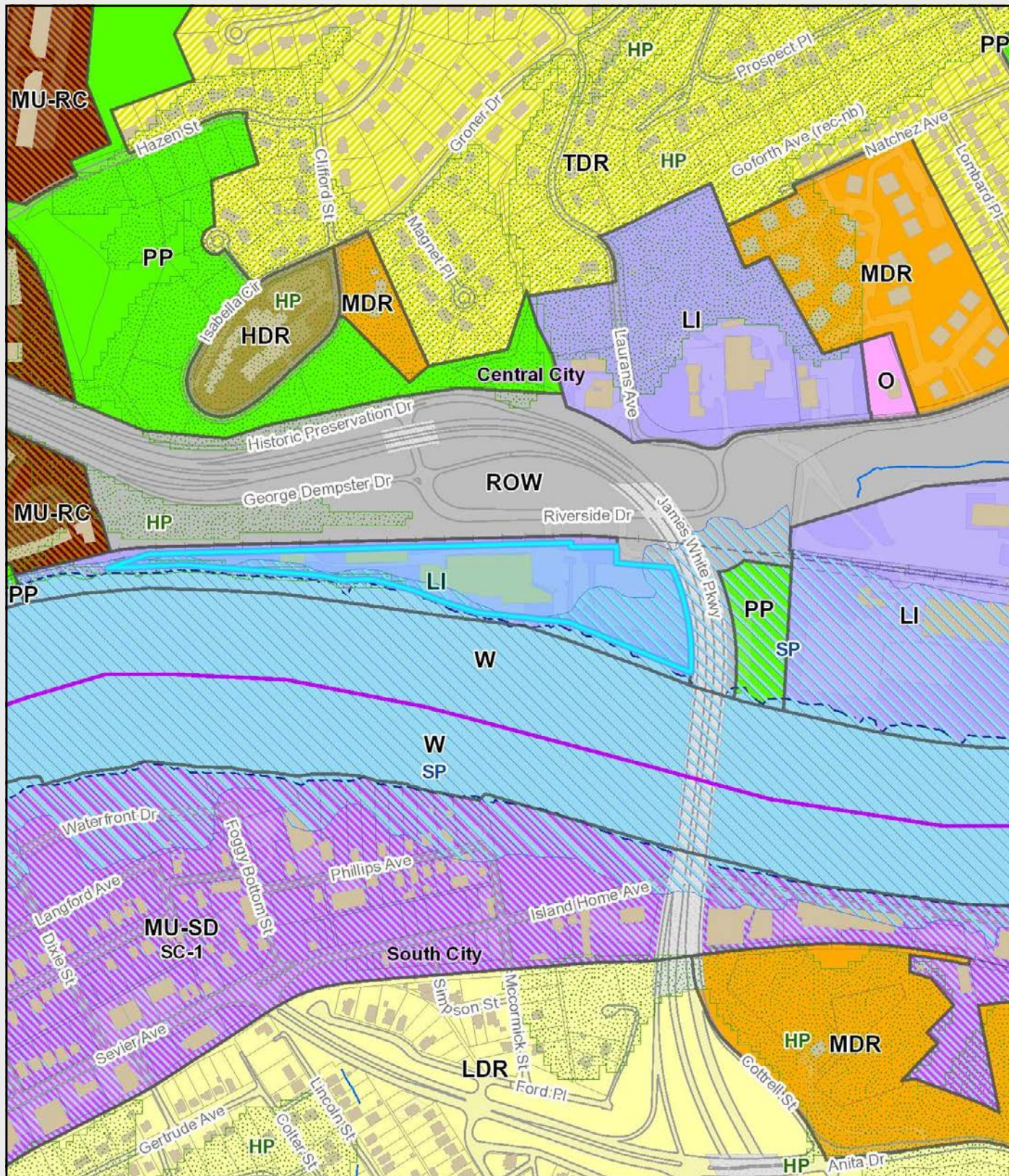
One Year Plan Map 1624 Riverside Dr



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

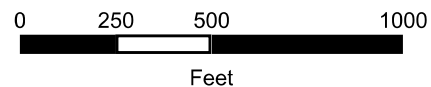
© KGIS 2022

Printed: 6/1/2022 2:00:11 PM



Sector Plan Map

1624 Riverside Dr

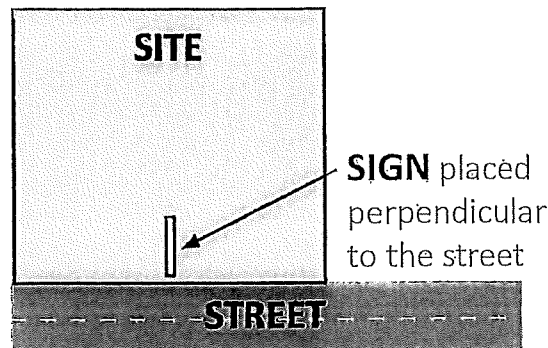


KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS 2022

Printed: 6/1/2022 1:58:10 PM

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: Dominion Riverside, LLC

Date: 6/1/2022

File Number: 7T-22-R2, 7-G-22-SP,
7-B-22-PA



Sign posted by Staff



Sign posted by Applicant