

# REZONING REPORT

► **FILE #:** 10-C-22-RZ

**AGENDA ITEM #:** 8

**AGENDA DATE:** 10/6/2022

► **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): City of Knoxville

TAX ID NUMBER: 81 C M 019.03

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 2742 HANCOCK ST

► **LOCATION:** Northern terminus of Hancock St, western terminus of Radford Pl.

► **APPX. SIZE OF TRACT:** 10.52 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. Access is also via Harvey Street, a minor collector with a 28-ft pavement width within a 50-ft right-of-way. Access is also via Radford Place, a local street with an 18-ft pavement width within a 20-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **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

►  
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 in an area with single family residential neighborhoods on small lots and underutilized industrial properties. There is a railway adjacent to the property on the northwest side.

**STAFF RECOMMENDATION:**

- **Approve I-MU (Industrial Mixed-Use) / 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, numerous bus stops, registered bike routes and an infill housing overlay district to protect architectural character reflect an increasing 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, and better serves the surrounding community.

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, and served as a major employer for surrounding residents when the neighborhood was first established. More recently, the property has operated as a waste and recycling center until 2019 when a fire razed the buildings. The current state of the property is 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.

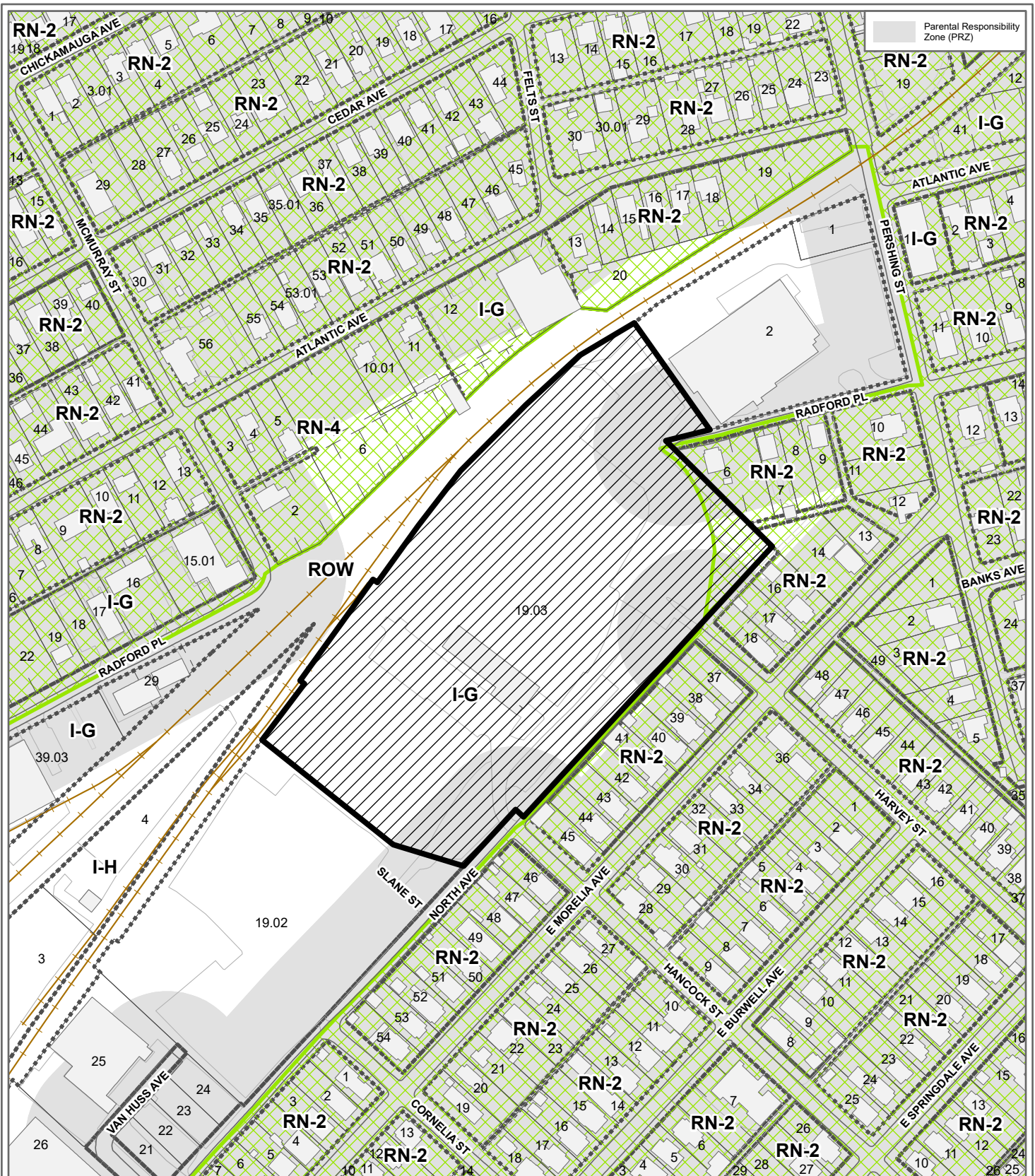
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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 consistent with Oakwood-Lincoln Park Neighborhood plan priorities, such as calming truck traffic, protecting residential integrity and increasing pedestrian connectivity.  
3. The rezoning is consistent with the General Plan's Development Policies and does not conflict with any other adopted plans.

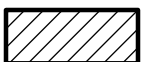
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/1/2022 and 11/15/2022. 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.



### 10-C-22-RZ REZONING



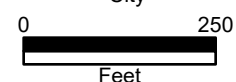
From: I-G (General Industrial), IH (Infill Housing Overlay)

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

Petitioner: City of Knoxville

Map No: 81

Jurisdiction: City



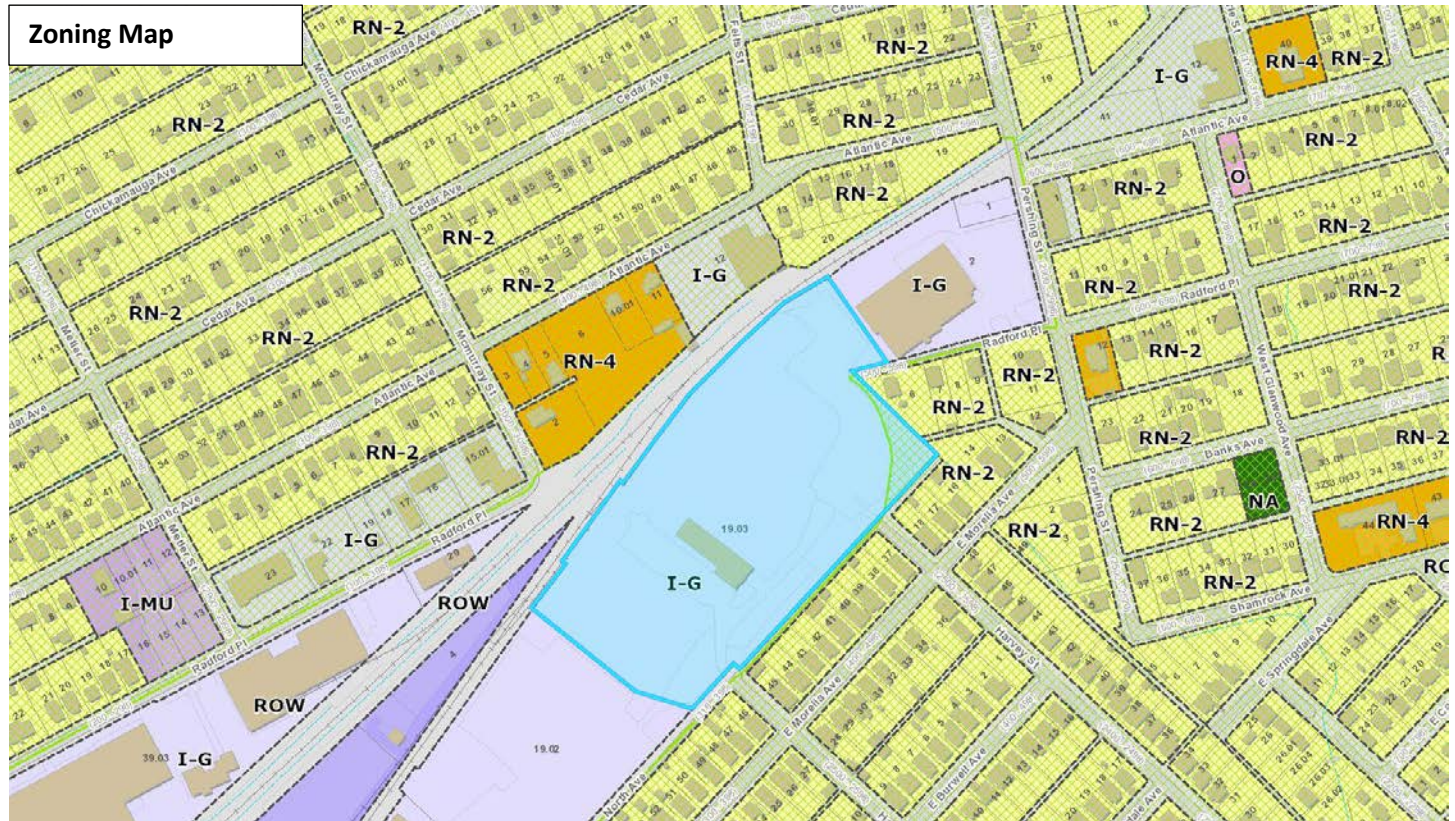
Original Print Date: 9/9/2022

Revised:

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



## Exhibit A. 10-C-22-RZ Contextual Images





## Exhibit A. 10-C-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  
☐ Sector Plan  
☐ One Year Plan  
☒ Rezoning

### City of Knoxville

Applicant Name

Affiliation

8/9/2022

10/6/2022

10-C-22-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

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

Erin Gill Policy Dept. City of Knoxville

Name / Company

400 Main St Knoxville TN 37902

Address

865-215-2029 / egill@knoxvilletn.gov

Phone / Email

## CURRENT PROPERTY INFO

City of Knoxville

400 Main St. St. Knoxville TN 37902

865-215-3384

Owner Name (if different)

Owner Address

Owner Phone / Email

2742 HANCOCK ST

Property Address

81 C M 019.03

10.52 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

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

LI (Light Industrial)

N/A (Within City Limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

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

**SUBDIVISION REQUEST**

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information \_\_\_\_\_

- ☐
- Attachments / Additional Requirements

**ZONING REQUEST**

- ☒ Zoning Change   **I-MU (Industrial Mixed-Use), IH (Infill Housing Overlay)**  
Proposed Zoning

Pending Plat File Number

- ☐ Plan  
Amendment   Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Zoning Requests

Additional Information \_\_\_\_\_

**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review   ☐ Planning Commission

**ATTACHMENTS**

- ☐ Property Owners / Option Holders   ☐ Variance Request

**ADDITIONAL REQUIREMENTS**

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

Fee 1

**\$0.00**

Total

Fee 2

Fee 3

**AUTHORIZATION****City of Knoxville****8/9/2022**

Applicant Signature

Please Print

Date

Phone / Email

**City of Knoxville****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

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☐ Rezoning

City of Knoxville

Applicant Name

Affiliation

7/13/2022

10/6/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

10-C-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

Erin Gill

City of Knoxville

Name

Company

400 Main St

Knoxville

TN

37902

Address

City

State

ZIP

egill@knoxvillekn.gov

Phone

Email

## CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2742 Hancock St

081CM01903

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022



## 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

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

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- ☐ Staff Review   ☐ Planning Commission

### ATTACHMENTS

- ☐ Property Owners / Option Holders   ☐ Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1

Total

Fee 2

Fee 3

## AUTHORIZATION

Erin Gill

Digitally signed by Erin Gill  
Date: 2022.09.07 16:45:15 -04'00'

City of Knoxville

9/7/2022

Applicant Signature

Please Print

Date

865-215-2029

egill@knoxvilletn.gov

Phone Number

Email

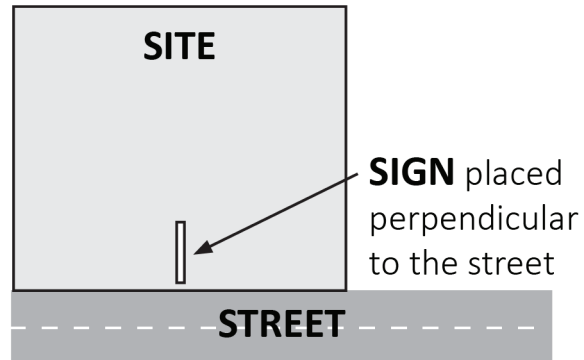
Property Owner Signature

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.

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:***

\_\_\_\_\_ **9/24/2022** \_\_\_\_\_ and \_\_\_\_\_ **10/07/2022** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** City of Knoxville

**Date:** 9/6/2022

**File Number:** 10-C-22-RZ



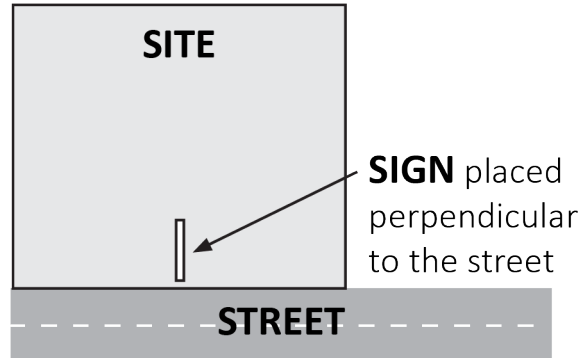
Sign posted by Staff



Sign posted by Applicant



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\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

☐

Sign posted by Staff

☐

Sign posted by Applicant