

REZONING REPORT

▶ **FILE #:** 2-B-24-RZ

AGENDA ITEM #: 12

AGENDA DATE: 2/8/2024

▶ **APPLICANT:** MICHAEL WILLIAMS

OWNER(S): TMWAS, LLC

TAX ID NUMBER: 82 P E 001

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 0 JEFFERSON AVE

▶ **LOCATION:** South side of Jefferson Ave, east side of Mitchell St

▶ **APPX. SIZE OF TRACT:** 0.61 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Jefferson Avenue, a local street with a 30-ft pavement width within a 54-ft right-of-way. Access is also via Mitchell Street, a local street with a 27-ft pavement width within a 48-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶
EXTENSION OF ZONE: Yes, this is a minor extension across Mitchell Ave

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office - I-G (General Industrial)

South: Public-quasi public land, single-family residential, transportation/communications/utilities - RN-2 (Single-Family Residential Neighborhood)

East: Commercial - RN-4 (General Residential Neighborhood)

West: Industrial - I-MU (Industrial Mixed-Use)

NEIGHBORHOOD CONTEXT: This is a transition area between single-family and multifamily residential uses to the east and south, and commercial and industrial uses to the west and north. First Creek and a railroad are nearby to the west. Caswell Park is a block to the south in a neighborhood that has sidewalks and a grid street network.

STAFF RECOMMENDATION:

▶ **Approve the I-MU (Industrial Mixed-Use) district because it is consistent with the sector plan and compatible with surrounding development.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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 and the adjacent lot to the east were rezoned from I-3 (General Industrial) to RN-4 (General Residential Neighborhood) when the zoning ordinance was updated through the Recode process in 2020. These lots are located next to historically industrial properties to the north and west. Before being zoned RN-4, the lot adjacent to the subject property was developed in 2019 as a warehousing extension of the electronics distribution center across Jefferson Avenue, which is currently zoned I-G (General Industrial). The building of the distribution center across the street was also expanded in 2013. Development immediately surrounding the subject property has become more intensive in recent years.
2. The requested I-MU zoning provides an appropriate transition of land use intensity between the long-established industrial properties to the north and west, and the residential neighborhood and community facilities to the south and east.

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

1. The I-MU district is intended to provide a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. It is designed to promote the reuse of older industrial properties that may no longer be suitable for those purposes, but can accommodate a variety of alternative uses. Residential uses are also permitted, both above the ground floor in mixed-use developments and in multifamily dwellings. As a former industrial-zoned property located between different intensities of use, this lot is consistent with the general purpose of the I-MU district.
2. The light industrial uses permitted in I-MU would be compatible with surrounding development like the warehouse to the east. The multifamily and service-oriented uses permitted in this district would reflect its transitional location next to residences to the south and the Parkridge neighborhood more broadly to the east.
3. This property has been vacant for many years, and it had industrial zoning prior to 2020. The I-MU district would provide a beneficial reuse of this lot bordering industrial and residential uses.
4. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 requested rezoning to the least intensive industrial district is not anticipated to adversely impact the area. The residential properties to the south have existed next to industrial zoning for many years. With I-MU zoning, any development on the subject property would be required to have a Class B 20 ft landscape buffer yard between the subject property and abutting residential zoning districts for screening purposes.
2. The I-MU district is also the only industrial district with design standards pertaining to façade, fenestration and potential commercial development, which addresses aesthetic and functional compatibility with the surrounding area.

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 land use classification for this property in the One Year Plan and Central City Sector Plan is MU-SD, CC-4 (Mixed Use-Special District, Magnolia Gateways), which stems from the Magnolia Avenue Corridor Plan. In the Corridor Plan, this property is included in the MA4 subdistrict, which allows for the most intense development. It requires in most cases that buildings be built at the front property line or back edge of a sidewalk, with a maximum building height ranging from 3 to 7 stories. Permitted uses are residential, commercial/retail, office, warehouse, wholesale and light industrial. This range of uses and building details are consistent with the permitted uses of the I-MU district and its dimensional standards, which have a front and corner side setback build-to-zone of 0 to 25 ft and a maximum building height of 50 ft.
2. The wide range of less-intensive uses permitted in the I-MU district is consistent with the General Plan's development policy 1.3 to provide incentives for redevelopment and rehabilitation of older industrial facilities.

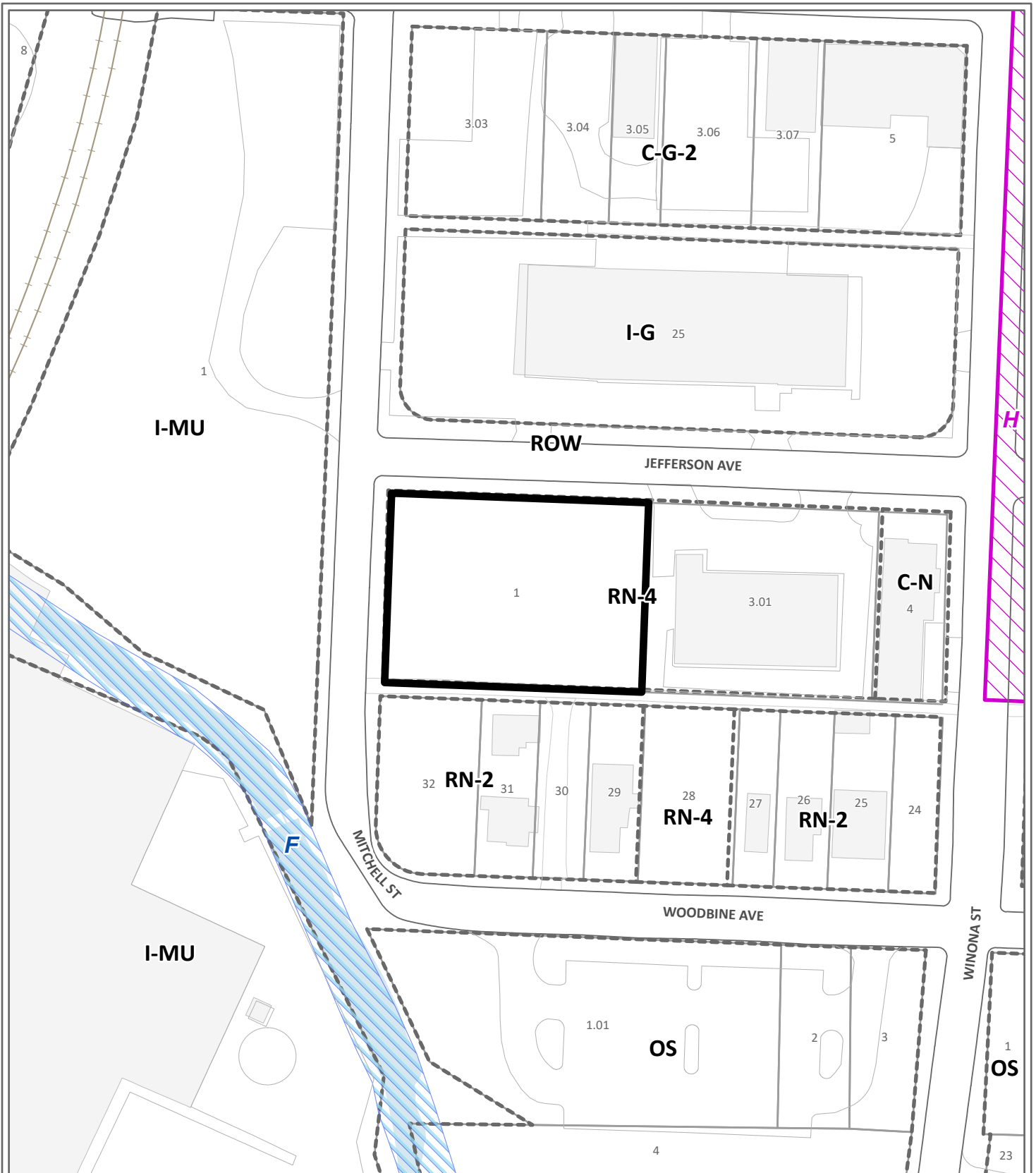
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The I-MU district permits more intensive multifamily development than the current RN-4 district. If this use were pursued through I-MU, it would be supported by the property's proximity to community infrastructure, which includes sidewalks, walkable access to transit, the First Creek Greenway Trail and Caswell Park. It is also in the parental responsibility zone for Vine Middle Magnet School.
2. If light industrial or commercial uses were pursued here, it would be no more straining on transportation infrastructure than the trucking activity already occurring next to it, which benefits from quick access to I-40 to the west.
3. There is ample utility infrastructure in this area to support a range of redevelopment opportunities.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/5/2024 and 3/19/2024. 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.



REZONING

2-B-24-RZ

Petitioner: Michael Williams



From: RN-4 (General Residential Neighborhood)

To: I-MU (Industrial Mixed-Use)

Map No: 82

Jurisdiction: City

Original Print Date: 1/8/2024

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

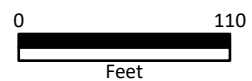
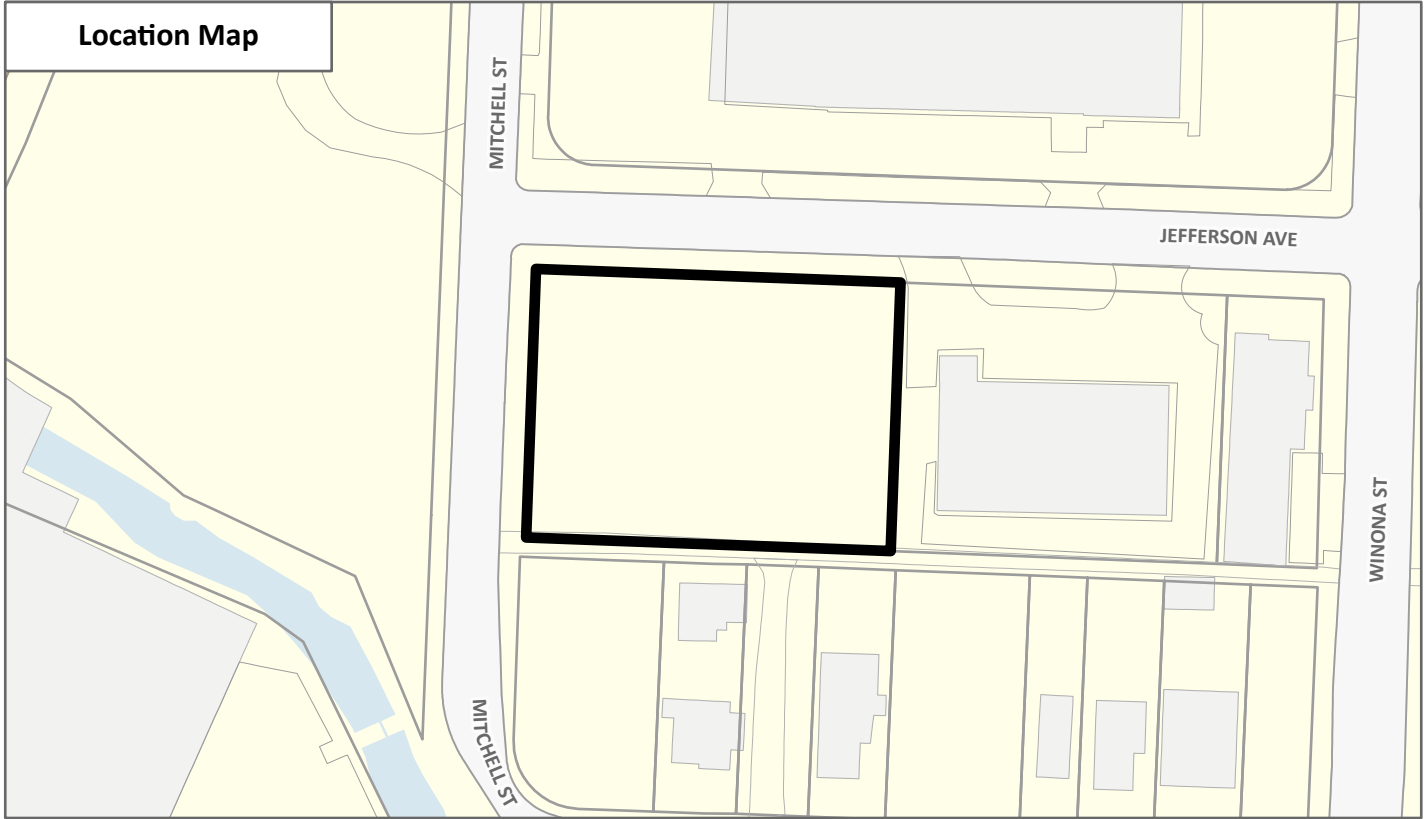


Exhibit A. Contextual Images

Location Map



Aerial Map

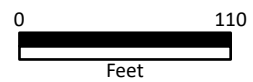


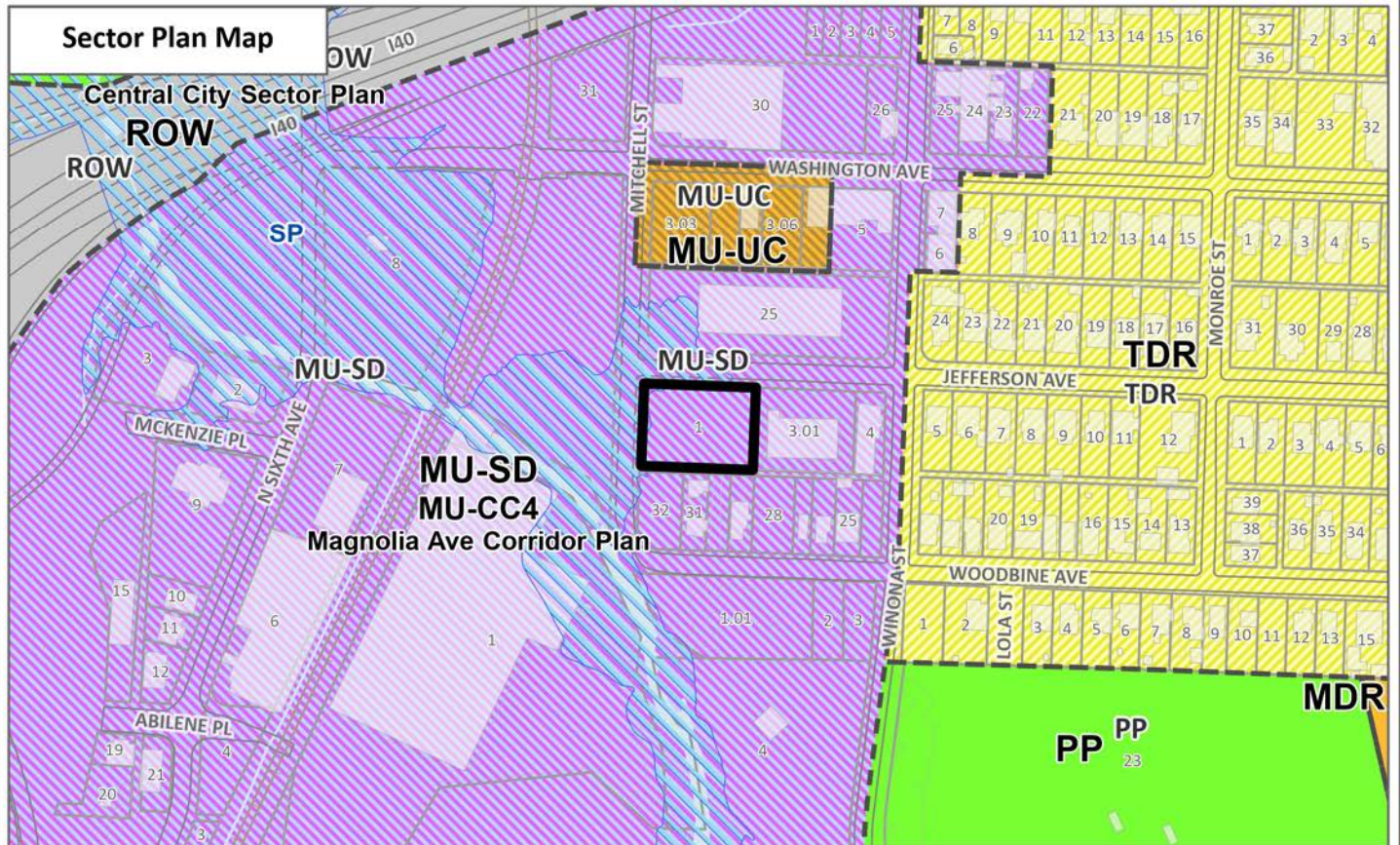
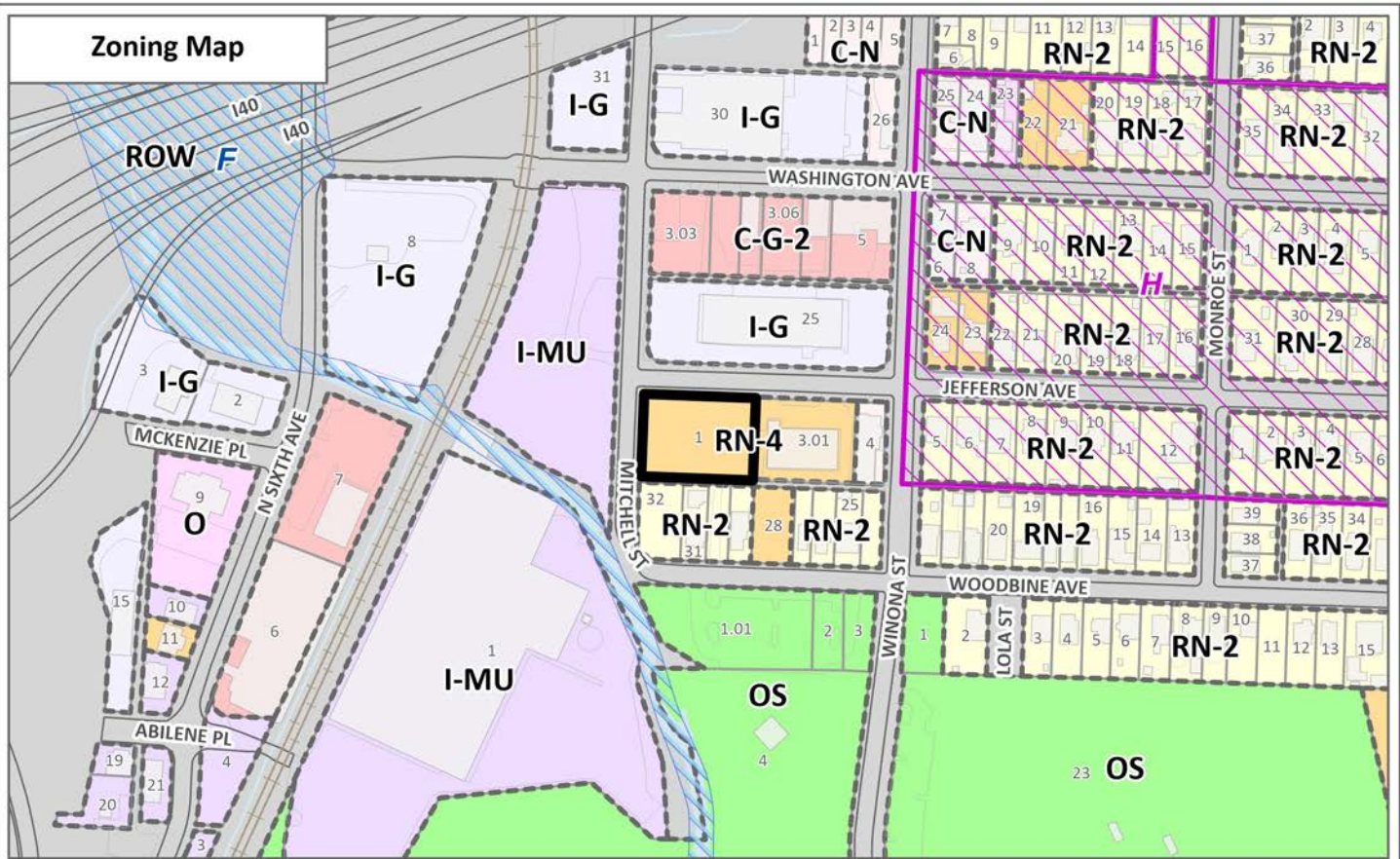
CONTEXTUAL MAPS 1

2-B-24-RZ





Case boundary






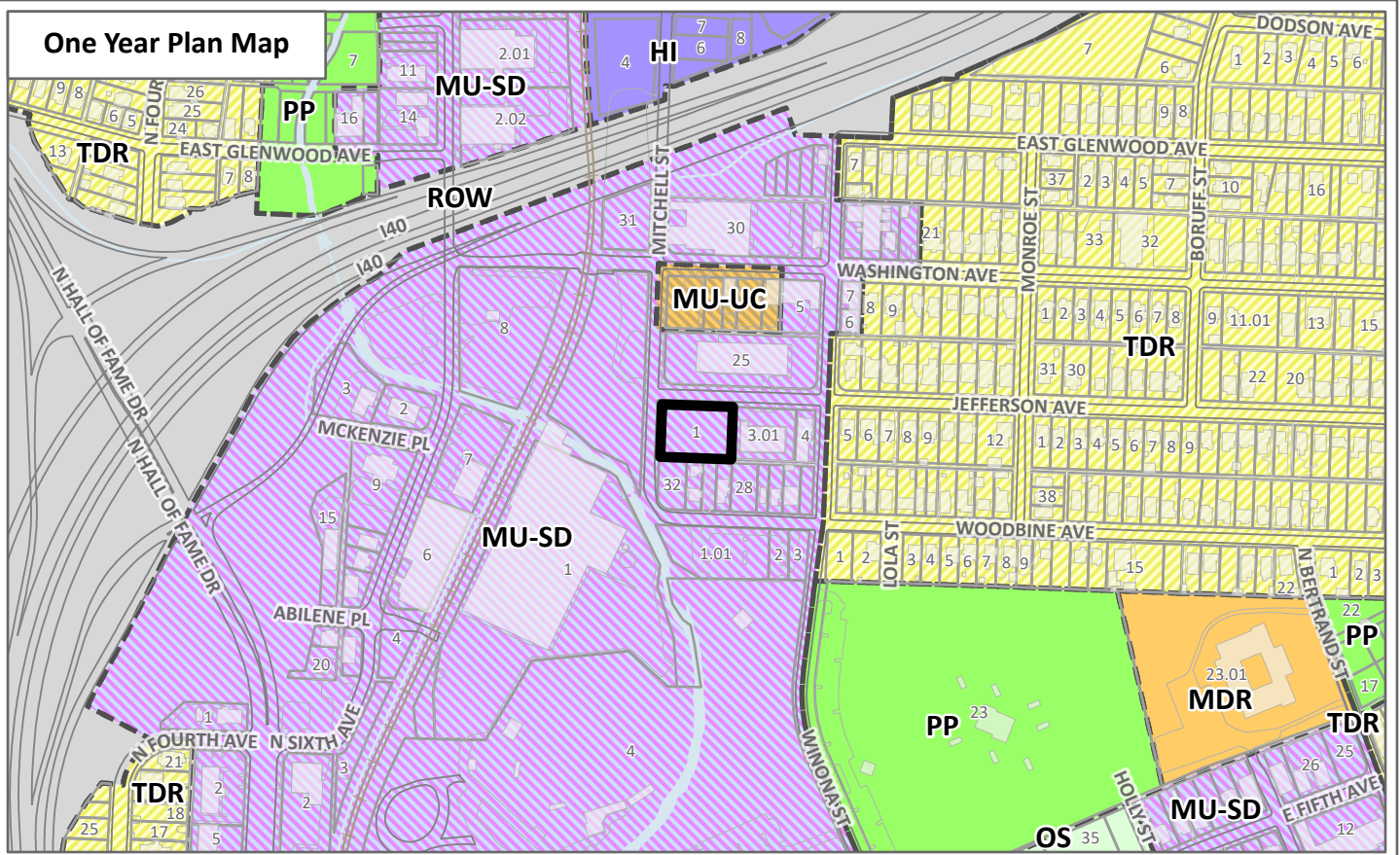
CONTEXTUAL MAPS 2 2-B-24-RZ

 Case boundary

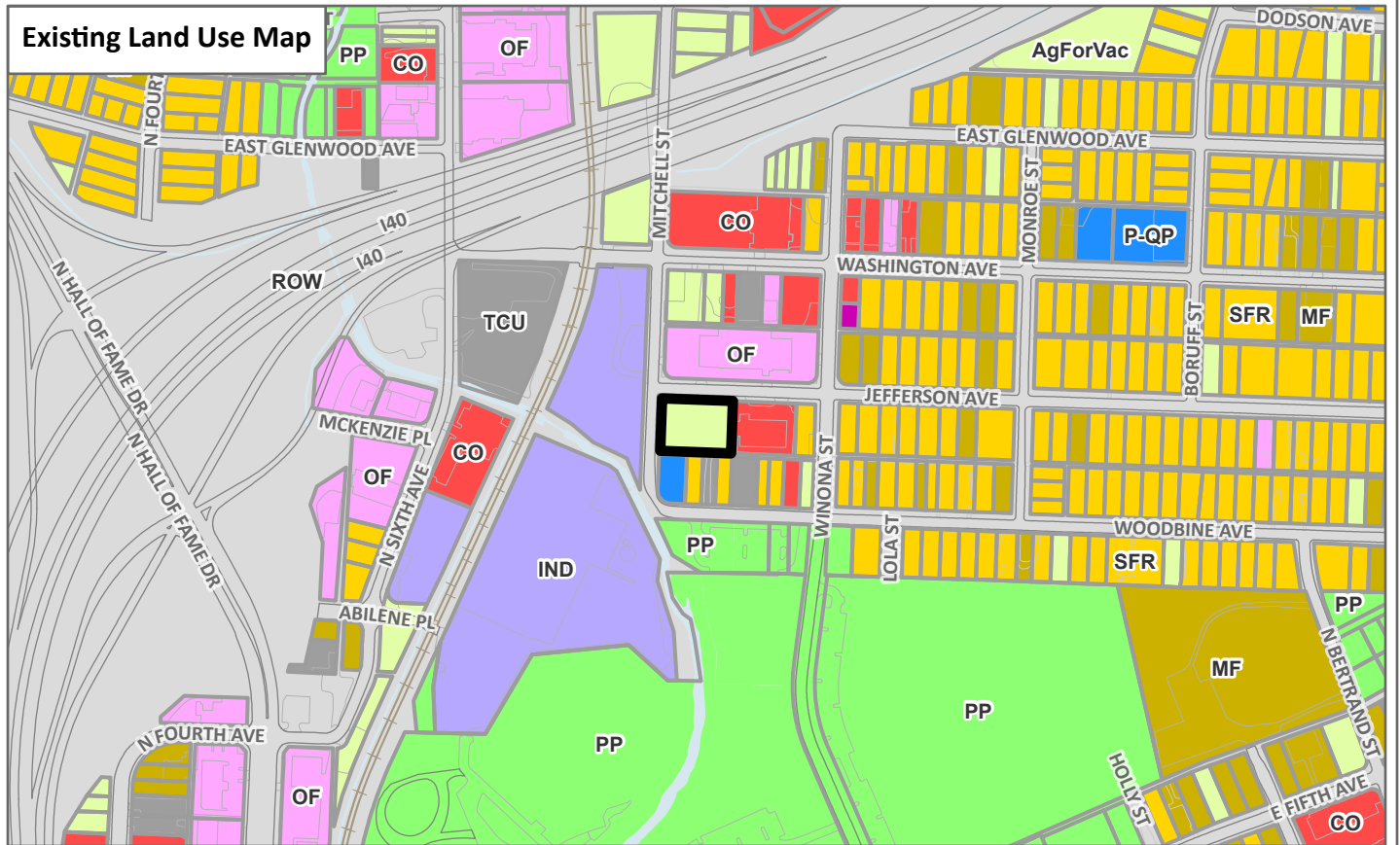
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Feet



One Year Plan Map



Existing Land Use Map

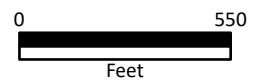


CONTEXTUAL MAPS 3

2-B-24-RZ



Case boundary





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

Michael Williams

Applicant Name

Affiliation

12/14/2023

Date Filed

2/8/2024

Meeting Date (if applicable)

2-B-24-RZ

File Number(s)

CORRESPONDENCE

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

Michael Williams Williams and Associates Engineering

Name / Company

818 18th Ave. S. Floor 10 Nashville TN 37203

Address

865-679-5992 / mwilliams@civ-design.com

Phone / Email

CURRENT PROPERTY INFO

TMWAS, LLC

Owner Name (if different)

807 18th Ave. S. Unit 410 Nashville TN 37203

Owner Address

865-679-5992

Owner Phone / Email

0 JEFFERSON AVE

Property Address

82 P E 001

Parcel ID

Part of Parcel (Y/N)?

0.61 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Jefferson Avenue, north of Woodbine Avenue

General Location

City

Council District 6

RN-4 (General Residential Neighborhood)

Agriculture/Forestry/Vacant Land

Count

District

Zoning District

Existing Land Use

Central City

Planning Sector

MU-SD (Mixed Use Special District), SP (Stream Protectio

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

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

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change I-MU (Industrial Mixed-Use)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	
Proposed Plan Designation(s)	

N/A

Proposed Density (units/acre)	Previous Zoning Requests
Additional Information	

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,000.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Michael Williams	12/14/2023
	Please Print	Date

Phone / Email		
Property Owner Signature	TMWAS, LLC	12/14/2023
	Please Print	Date

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

Michael Williams Engineer / Owner

Applicant Name Affiliation

12/13/2023 February 8, 2024 File Number(s)

Date Filed Meeting Date (if applicable) 2-B-24-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

Michael Williams Williams & Associates Engineering, inc

Name Company

818 18th Ave S, Floor 10 Nashville TN 37203

Address City State ZIP

865.679.5992 mwilliams@civ-design.com

Phone Email

CURRENT PROPERTY INFO

TMWAS, LLC 807 18th Ave S, Unit 410 865.679.5992

Property Owner Name (if different) Property Owner Address Property Owner Phone

0 Jefferson Ave Knoxville, TN 37917 082PE001

Property Address Parcel ID

KUB KUB N

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

DEVELOPMENT REQUEST

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

Proposed Subdivision Name _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Unit / Phase Number _____ Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
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ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change I-MU Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change _____ Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
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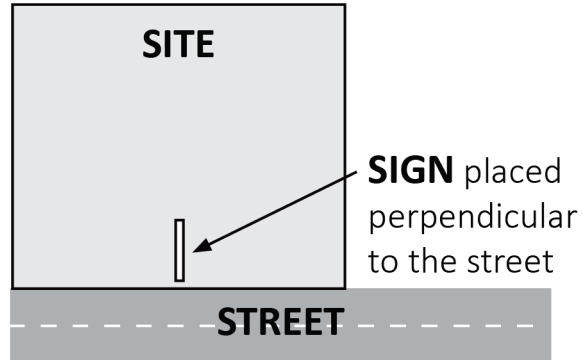
STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Fee 1</td> <td style="width:40%;"></td> <td style="width:30%;">Total</td> </tr> <tr> <td>0803</td> <td>\$1,000.00</td> <td></td> </tr> <tr> <td>Fee 2</td> <td></td> <td rowspan="3">\$1,000.00</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Fee 3</td> <td></td> </tr> </table>	Fee 1		Total	0803	\$1,000.00		Fee 2		\$1,000.00			Fee 3	
Fee 1		Total												
0803	\$1,000.00													
Fee 2		\$1,000.00												
Fee 3														

AUTHORIZATION

Digitally signed by Michael Williams DN: c=US, e=mwilliams@civ-design.com, CN=Michael Williams Date: 2023.12.13 11:31:27-0600' Michael Williams Applicant Signature	Michael Williams Please Print	12/13/2023 Date
865.679.5992 Phone Number	mwilliams@civ-design.com Email	Pd. 12/14/2023, SG
Digitally signed by Michael Williams DN: c=US, e=mwilliams@civ-design.com, CN=Michael Williams Date: 2023.12.13 11:31:51-0600' Michael Williams Property Owner Signature	TMWAS, LLC Please Print	12/13/2023 Date
Jeffery Williams 12/13/23		

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:

_____ 01/26/2023 _____ and _____ 02/08/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Michael Williams

Date: 12/14/2023

File Number: 2-B-24-RZ

- Sign posted by Staff
- Sign posted by Applicant