

REZONING REPORT

► **FILE #:** 7-S-24-RZ

AGENDA ITEM #: 48

AGENDA DATE: 7/11/2024

► **APPLICANT:** JARED EISENHOWER

OWNER(S): Phil Bonifacio 3030 N Central LLC

TAX ID NUMBER: 81 G E 012, 013, 014, 015

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 3030, 3026, 0 N CENTRAL ST, 112 ATLANTIC AVE

► **LOCATION:** Southeast corner of the intersection of N Central St and Atlantic Ave

► **APPX. SIZE OF TRACT:** 1.11 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via N Central Street, a minor arterial street with a 30-ft pavement width within a 47-ft right-of-way. Access is also via Atlantic Avenue, a major collector street with a 25-ft pavement width within a 42-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT ZONING:** RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

► **ZONING REQUESTED:** I-MU (Industrial Mixed-Use), H (Historic Overlay)

► **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land



EXTENSION OF ZONE: Yes, this is an extension across N Central St.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Wholesale, agriculture/forestry/vacant land - C-G-1 (General Commercial), IH (Infill Housing Overlay)

South: Wholesale - I-G (General Industrial)

East: Wholesale - I-G (General Industrial)

West: Office, commercial, transportation/communications/utilities - I-MU (Industrial Mixed-Use)

NEIGHBORHOOD CONTEXT: This area at the edge of the Oakwood-Lincoln Park neighborhood is comprised of a mix of industrial, and commercial uses. Single-family and multifamily residences are nearby to the northeast.

STAFF RECOMMENDATION:

► Approve the I-MU (Industrial Mixed Use) district because it is consistent with surrounding development and the sector plan. Approve the H (Historic Overlay) district because it is consistent with the intent of the district and recommended by the Historic Zoning Commission. Deny the request to remove the IH (Infill Housing Overlay) district because it is inconsistent with adopted plans for the

area.

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 is composed of four parcels, three of which are vacant. The parcel at 3030 N Central Street contains a 2-story American Four-Square brick house built in 1935. This is the parcel being considered for the H (Historic Overlay) zoning district per the applicant's request. The Historic Zoning Commission (HZN) reviewed the H district application at their June, 2024 meeting and recommended approval. More information on the house's architectural significance can be found in excerpts from the HZN agenda package in Exhibit B. Applying the Historic Overlay district to this home and lot will help preserve it despite changing conditions like the requested rezoning from the RN-2 (Single-Family Residential Neighborhood) district to I-MU (Industrial Mixed-Use).
2. The portion of the subject property at 3026 N Central Street used to have a large barber shop. After the shop shut down several years ago, the building remained vacant and became deteriorated. In 2023, the building was demolished and cleared for future development.
3. The subject property is located at the edge of the Oakwood-Lincoln Park neighborhood in an industrial and commercial corridor along N Central Street. It is surrounded by active industrial and heavy commercial uses. The requested I-MU zoning district is the least intensive industrial district, and it enables many non-industrial uses as well. This request is compatible with surrounding development and its location as a gateway to the residential neighborhood to the northeast.

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 for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. A range of residential uses are also permitted in the I-MU District and include dwellings above the ground floor in mixed-use developments. The I-MU district also has design and dimensional standards that are more pedestrian-oriented, with a front setback build-to zone and façade, fenestration and site design standards that consider human-scale interaction with the building.
2. The subject property is in a transitional area between a range of industrial and commercial uses along N Central Street and single-family and small-scale multifamily residences along Atlantic Avenue. There is a bus stop nearby to the south that is accessible by sidewalks, which supports consideration of residential or business development here. This context meets the intent of the I-MU district.
3. The subject property has the IH (Infill Housing Overlay) zoning district, which is intended to foster infill residential development and major additions that are compatible with the design of original houses in older Knoxville neighborhoods. The purpose of the district is to promote neighborhood and economic stability, strengthen desirable physical features and design characteristics, enhance pedestrian-oriented streets, prevent blight caused by incompatible and insensitive development, promote and retain affordable housing, and encourage harmonious, orderly and efficient growth and redevelopment in Knoxville.
4. The IH district guidelines typically only apply to residential development. Since the I-MU district permits all residential dwelling forms, it is appropriate to retain the IH overlay on this property to ensure compatibility with the neighborhood. The Design Review Board has experience reviewing multifamily infill residential developments with I-MU zoning, and balancing the IH guidelines with I-MU design guidelines.
5. The H district is intended to preserve and protect historic structures and areas which serve as visible reminders of the history and cultural heritage of the City. Applying the H overlay district to the historic property at 3030 N Central Street meets the intent of the district and is supported by the HZN.

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. The applicant has requested to remove the IH district from the subject property. The boundaries of this IH district were developed in response to a request by the Oakwood-Lincoln Park Neighborhood Association. Removing the IH district would be inconsistent with the adopted Oakwood-Lincoln Park Neighborhood Plan, which explicitly references the need for infill housing design guidelines to protect the integrity of the neighborhood character.
2. The I-MU district is not anticipated to cause any adverse impacts on the surrounding area with the IH district retained and the H district added for the historic home. These overlay districts provide applicable reviews by the Design Review Board and the Historic Zoning Commission to ensure future development is in harmony with the Oakwood Lincoln-Park neighborhood.

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:

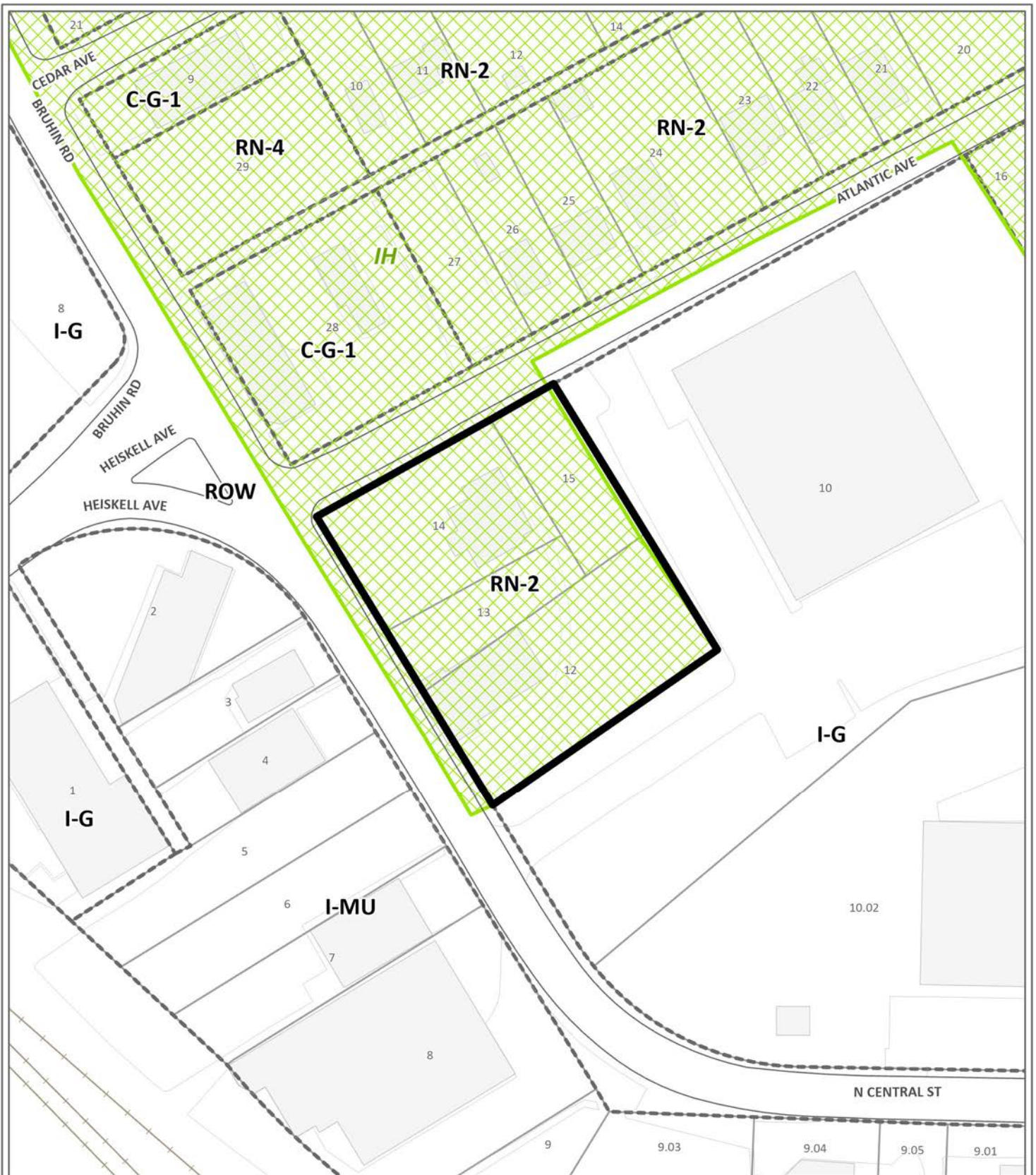
1. This property is in a location with ample utility, infrastructure and facility capacity to support future industrial, commercial or residential development permitted under the I-MU district.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Christenberry Elementary, Whittle Springs Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2024 and 8/20/2024. 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

7-S-24-RZ



From: RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

To: I-MU (Industrial Mixed Use, partial H (Historic Overlay) for parcel 081GE014

Original Print Date: 6/20/2024

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

Petitioner: Jared Eisenhower

Map No: 81

Jurisdiction: City

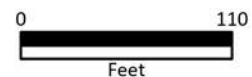
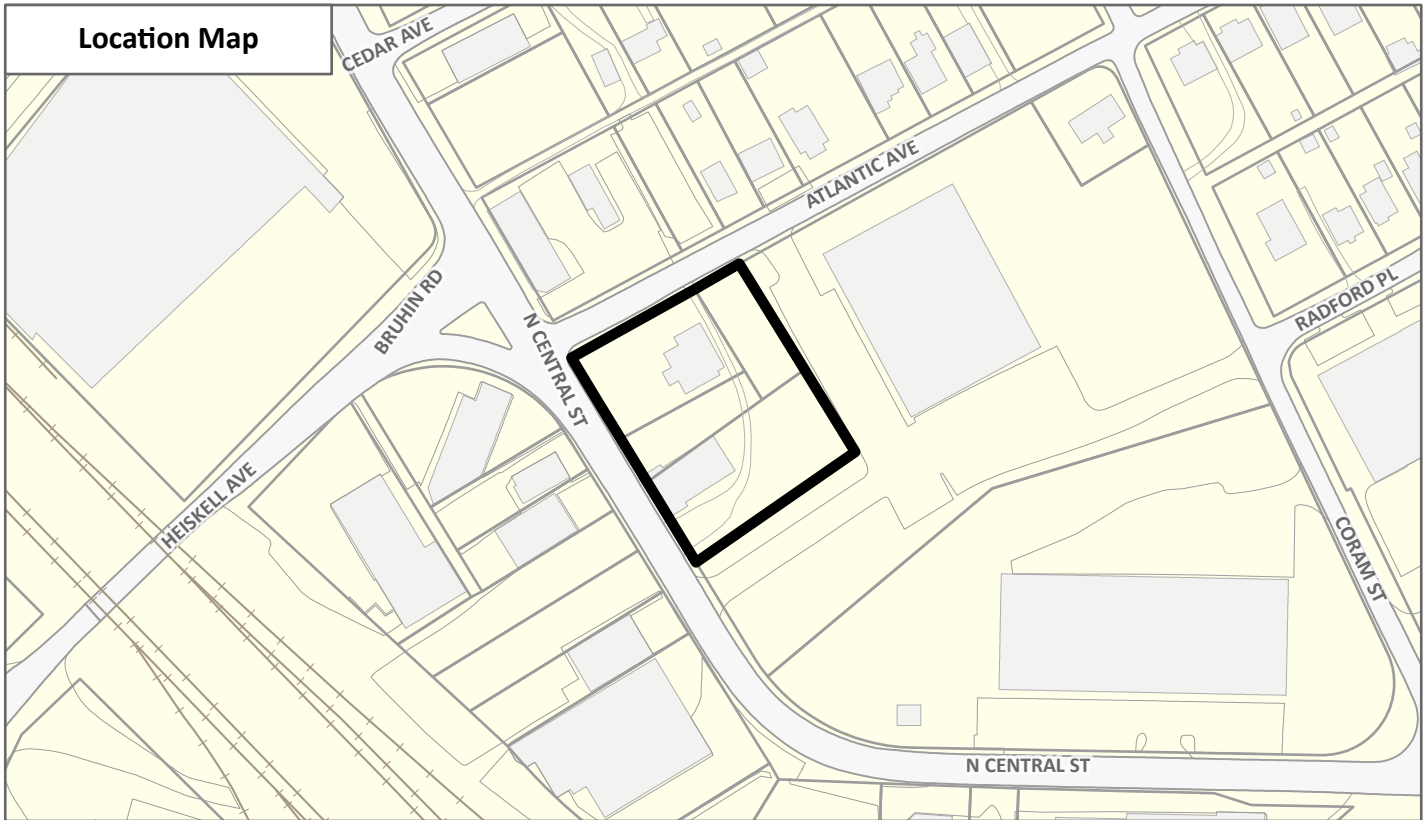


Exhibit A. Contextual Images

Location Map



Aerial Map

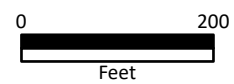


CONTEXTUAL MAPS 1

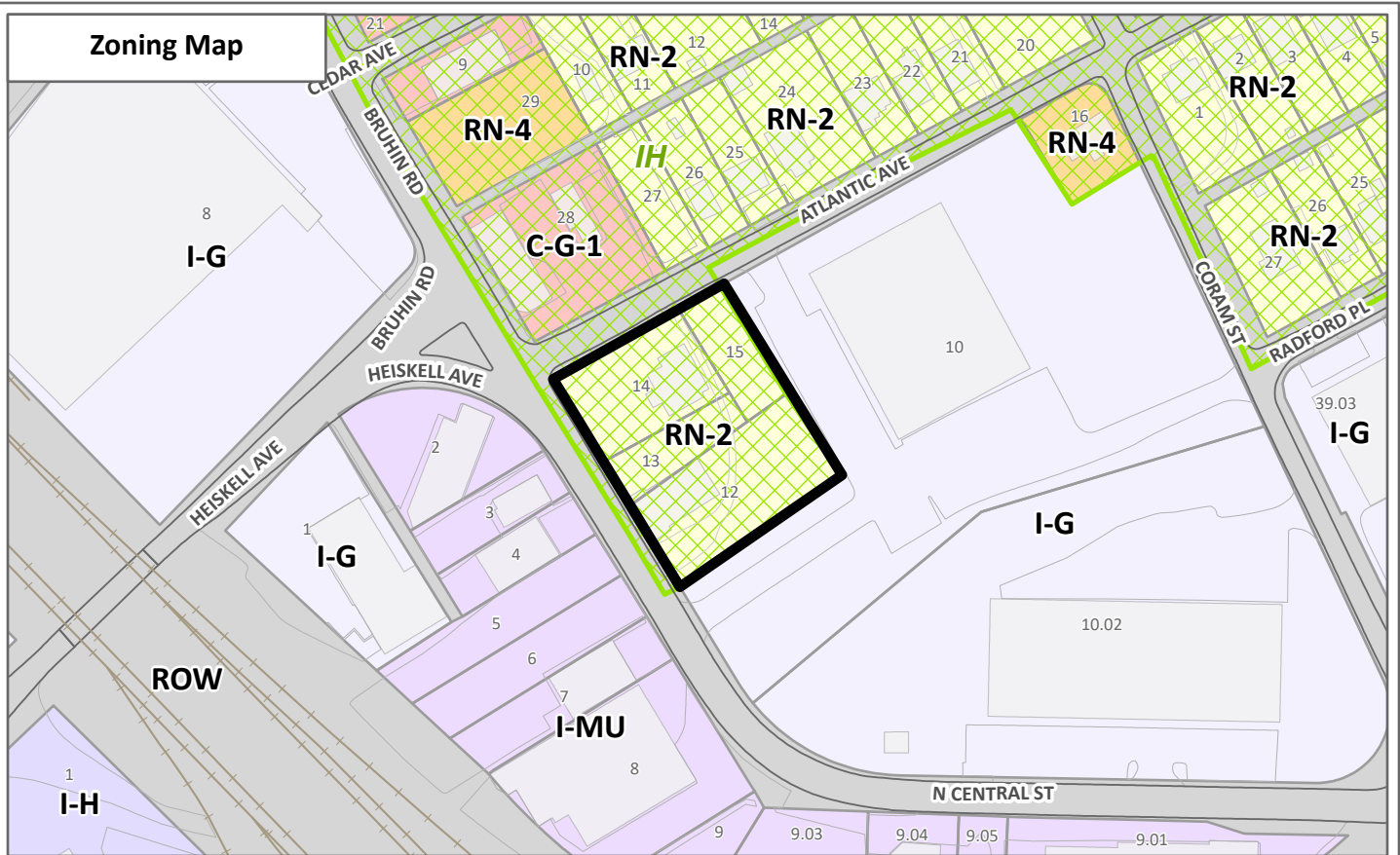
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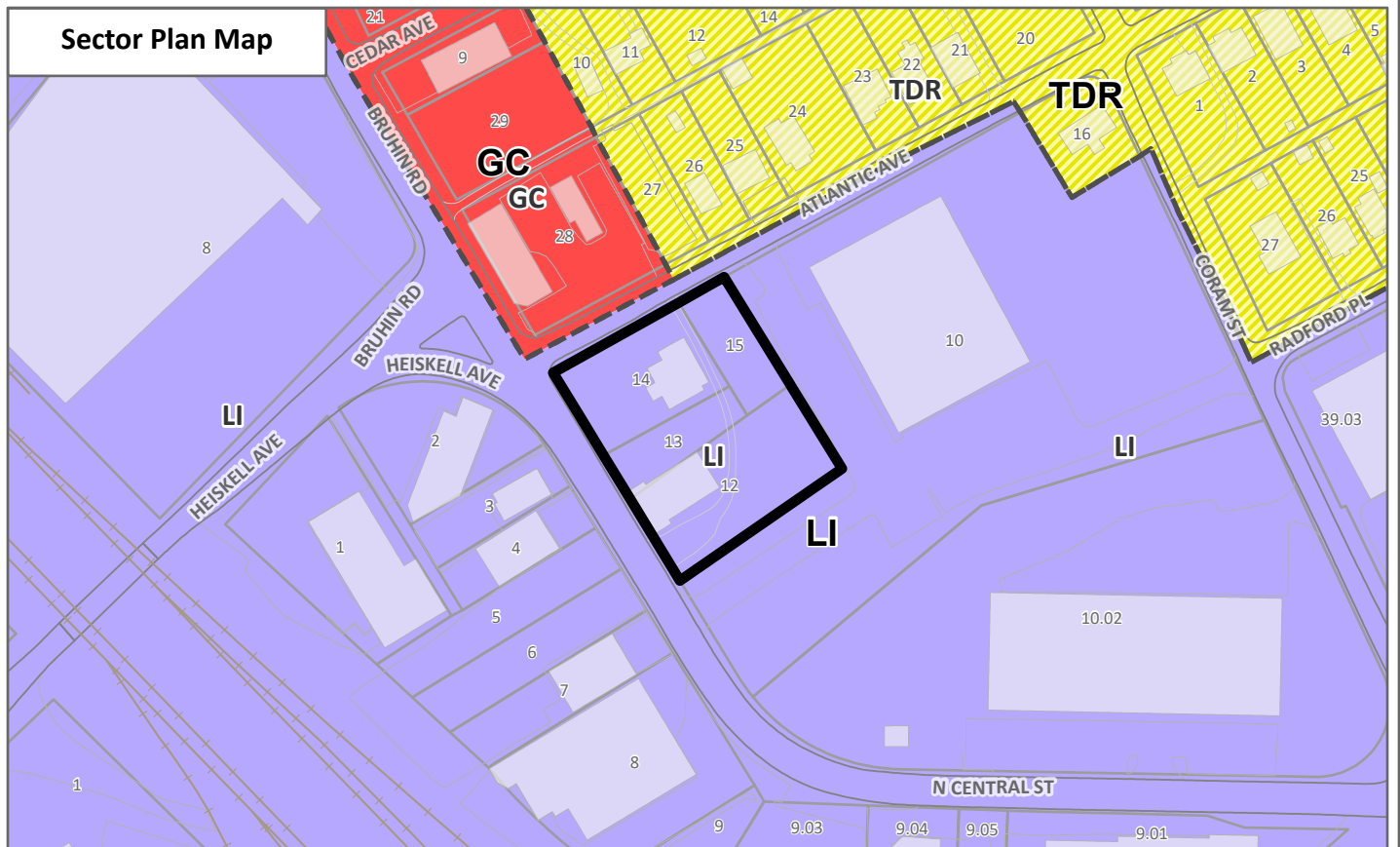
Case boundary



Zoning Map



Sector Plan Map

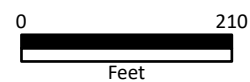


CONTEXTUAL MAPS 2

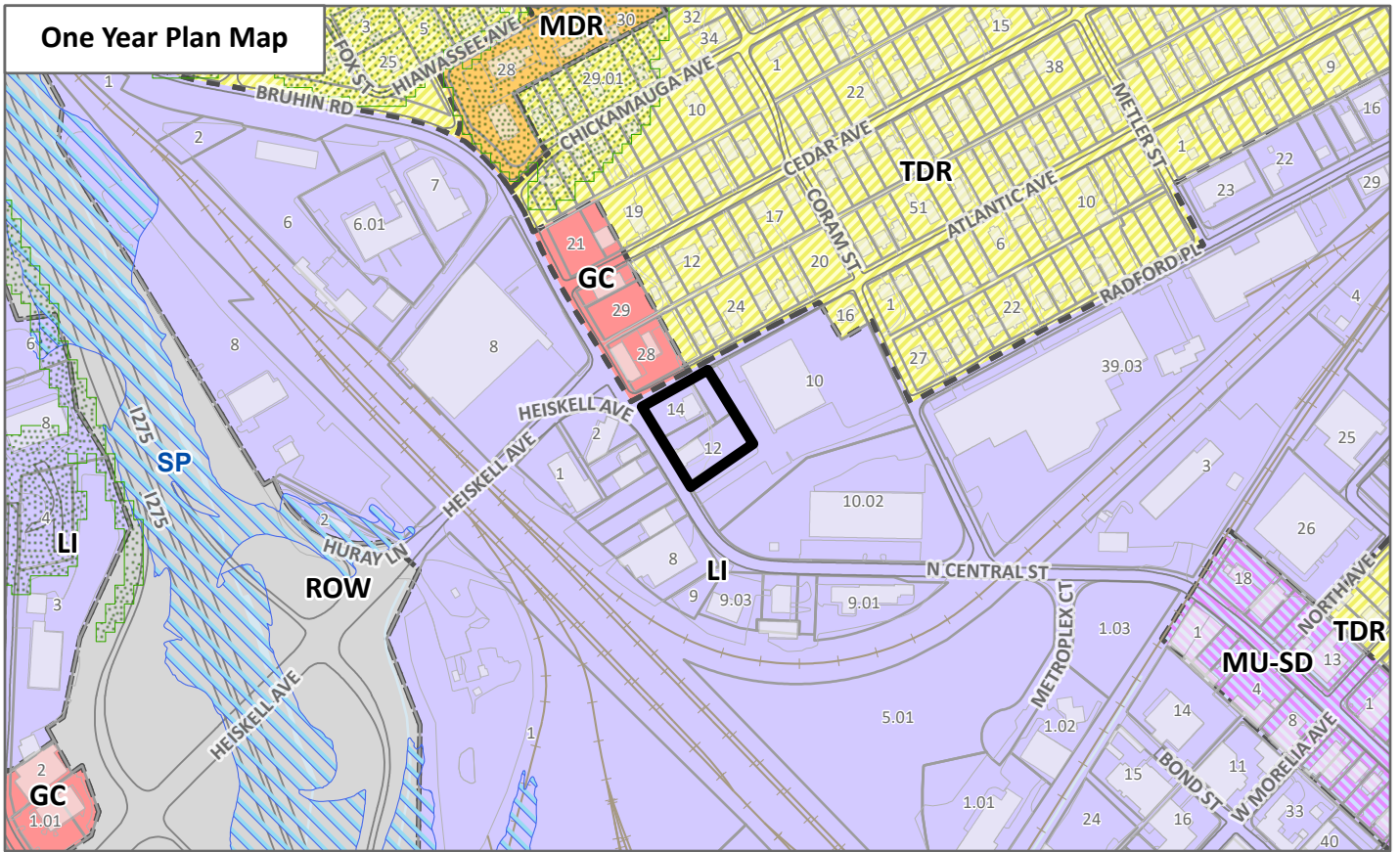
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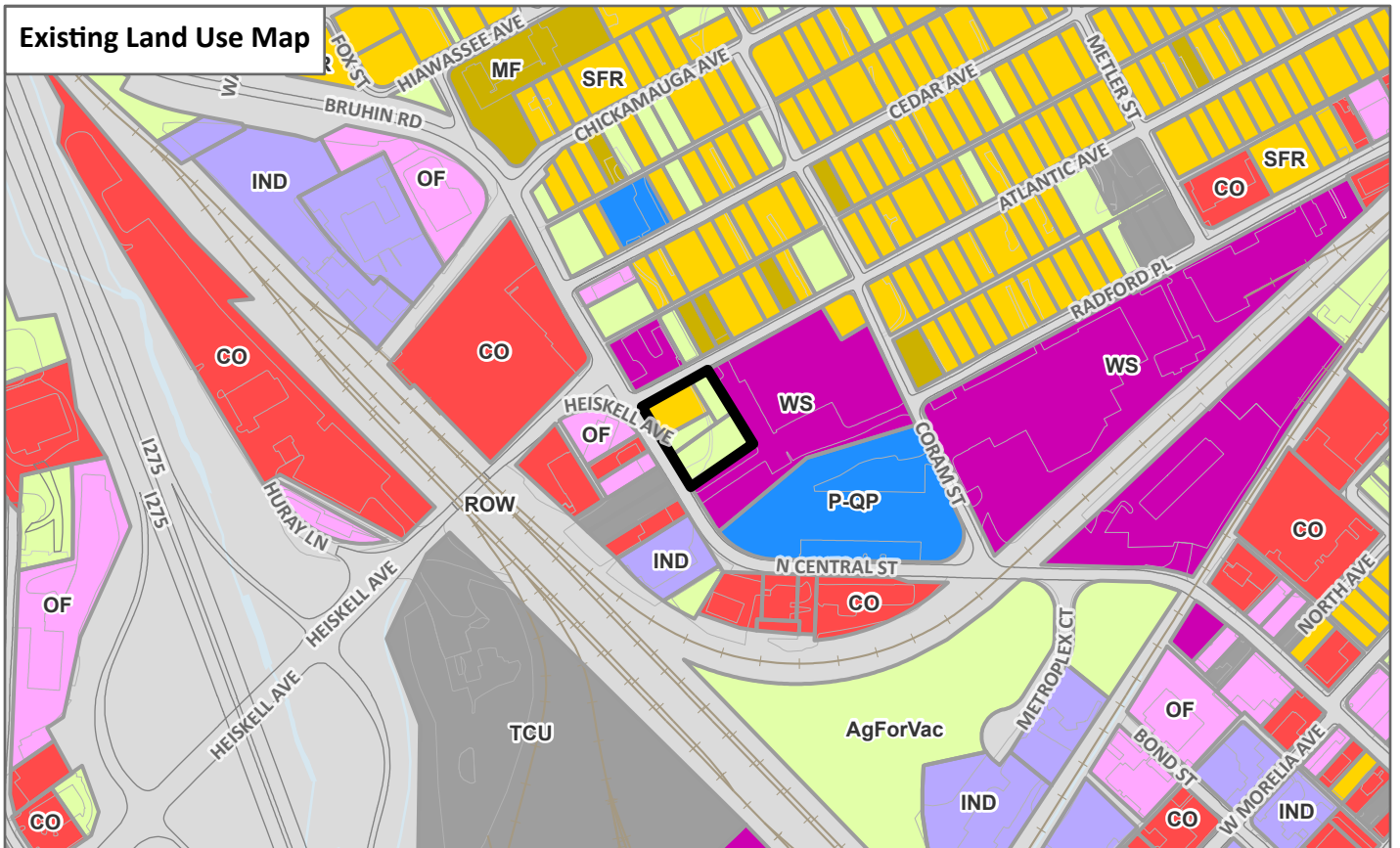
Case boundary



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

7-S-24-RZ



Case boundary





Memorandum

TO: Knoxville Historic Zoning Commission
FROM: Lindsay Crockett, AICP | Principal Planner
DATE: June 13, 2024
SUBJECT: Recommendation on H Landmark Overlay Zoning
ADDRESS: 3030 N. Central St | Parcel ID 081GE014

STAFF COMMENTS:

Staff recommends that the property meets criteria for an Historic (H) Landmark Overlay zoning. Per Article 8.5.E of the City of Knoxville Zoning Code, the structure embodies the distinctive characteristics of a type and period of construction. The house is an intact example of an American Four-Square house, a common vernacular form which features two-story squared floor plans. The form is commonly found in many architectural styles, including Prairie, Colonial Revival, and Craftsman. The house includes Craftsman details such as three-over-one, double-hung windows, wide eave overhangs and tapered piers on brick posts as porch supports.

Evaluating the property using the National Register of Historic Places (NRHP) seven aspects of integrity, the house retains integrity of location, as it remains in the original location where it was constructed. The building generally retains integrity of setting, located on the edge of the Lincoln Park neighborhood, with a scale reflective of the house's location on a larger corridor. The site also retains multiple large street trees. The house's design remains intact, alongside the original materials, including exterior cladding and wood windows. The site retains the integrity of feeling and association as a large c.1935 house, constructed on the edge of an early twentieth century residential neighborhood.

For the purposes of the local historic overlay, the relevant design guidelines will be the **Secretary of the Interior's Standards for Rehabilitation**.



SANDERS PACE ARCHITECTURE • 865 325 0366 F 865 546 2348 514 W JACKSON AVE KNOXVILLE, TENNESSEE 37902

3030 N. CENTRAL STREET

Application for Designation: H-Overlay

#2409 - 3030 N. CENTRAL STREET

KNOXVILLE, TENNESSEE 37917

03 JUNE 2024 | KNOXVILLE HISTORIC ZONING COMMISSION

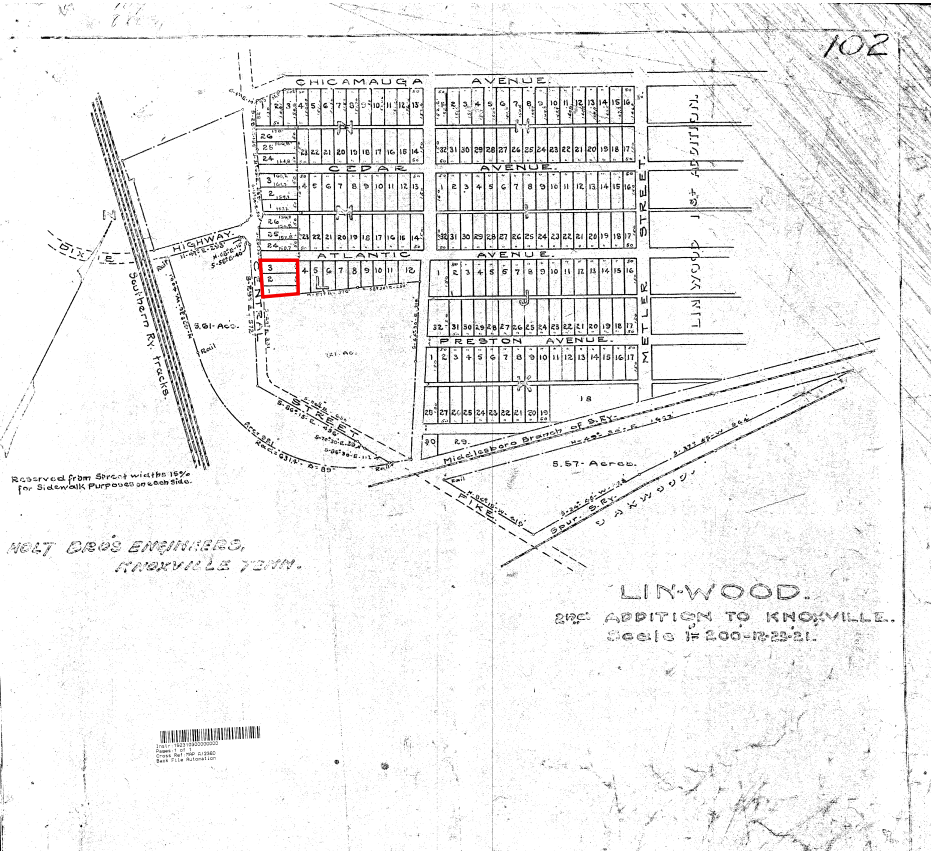
Statement of Significance + Architectural Description

Located approximately 2.5 miles from downtown Knoxville in the Oakwood-Lincoln Park neighborhood is a house built in 1935 by Albert & Ada Bridges, located at 3030 N. Central Street. The Oakwood-Lincoln Park area is a residential and commercial neighborhood developed in the early 20th century as two suburban neighborhoods. Characterized by its development patterns common to this time in Knoxville's history, the neighborhood originated when C.B. Atkin bought farm and forest land approximately three miles north of the city center for industrial and suburban residential development. To the north of the two neighborhoods is the 111-acre Sharp's Ridge Memorial Park with walking trails, bike trails, and a bird's eye view of the city. The nomination of this property to receive a Historic (H) overlay is in an attempt to respect and protect the existing house and to help maintain the historic character of the neighborhood.

The House predates the I-275 interstate system built during the 1960s but is approximately 0.4 miles from the Heiskell Ave interstate exit and is one of the last remaining residential developments anchoring the southwest corner of the Lincoln Park neighborhood. Current adjacent development includes the Graybar Electrical Company (built in the 1970s) to the east, and an array of other small businesses located to the north, south, and west.

Before its recent sale in December of 2023, property records indicate that the Bridges family has owned the house since its original construction in 1935. Situated at the high point of the property, the house is a traditional 2-story brick building, with basement & attic space. The house itself embodies distinctive characteristics and methods of construction common to the early suburban development in the city of Knoxville. The exterior of the house has undergone little to no alterations and retains its historical architectural integrity.

The house is built in the Minimal Traditional style with a rectangular plan. The building is a 2-story frame with brick veneer with a front-facing hip roof and dormers with asphalt shingle roof covering. There is a symmetrical covered front porch with asphalt shingle roof and brick wing walls lining steps acts as the front entry to the house. Additionally, there are two original brick chimney and an original asymmetrical covered porch on the side of the house with original brick piers and walls.



RECORDED PLAT

#2409 - 3030 N. CENTRAL STREET

3030 NORTH CENTRAL STREET - KNOXVILLE, TENNESSEE 37917

03 JUNE 2024 | KNOXVILLE HISTORIC ZONING COMMISSION

STATEMENT OF SIGNIFICANCE + ARCHITECTURAL DESCRIPTION

SCALE: N.T.S.



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☒ Rezoning
- ☐ Plan Amendment
 - ☐ Sector Plan
 - ☐ City OYP / County Comp Plan

Jared Eisenhower

Applicant Name

Affiliation

5/29/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-S-24-RZ

File Number(s)

CORRESPONDENCE

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

Jared Eisenhower Sanders Pace Architecture

Name / Company

514 W Jackson Ave Ste 102 Knoxville TN 37902

Address

865-329-0316 / jeisenhower@sanderspace.com

Phone / Email

CURRENT PROPERTY INFO

Phil Bonifacio 3030 N Central LLC

Owner Name (if different)

4408 Middlebrook Pike Knoxville TN 37921

Owner Address

Owner Phone / Email

3030 N CENTRAL ST / 3026, 0 N CENTRAL ST; 112 ATLANTIC AVE

Property Address

81 G E 012,013,014,015

Parcel ID

Part of Parcel (Y/N)?

1.11 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of the intersection of N Central St and Atlantic Ave

General Location

☒ City

Council District 5

RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

Single Family Residential, Agriculture/Forestry/Vacant Land

☐ County

District

Zoning District

Existing Land Use

Central City

LI (Light Industrial)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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

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), H (Historic Overlay)**
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$1,000.00

Total

Fee 2

Fee 3

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.

Jared Eisenhower

5/29/2024

Applicant Signature

Please Print

Date

Phone / Email

Phil Bonifacio 3030 N Central LLC

5/29/2024

Property Owner Signature

Please Print

Date



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

Jared Eisenhower		Architect
Applicant Name		Affiliation
05/28/2024	July 11, 2024	File Number(s) 7-S-24-RZ
Date Filed	Meeting Date (if applicable)	

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

<input type="checkbox"/> Applicant	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Option Holder	<input type="checkbox"/> Project Surveyor	<input type="checkbox"/> Engineer	<input checked="" type="checkbox"/> Architect/Landscape Architect
Jared Eisenhower		Sanders Pace Architecture			
Name		Company			
504 W Jackson Ave, Suite 102		Knoxville	TN	37902	
Address		City	State	ZIP	
865-329-0316		jeisenhower@sanderspace.com			
Phone		Email			

3030 N Central LLC		4408 Middlebrook Pike		
Property Owner Name (if different)		Property Owner Address		Property Owner Phone
3030 N Central, 0 N Central, 3026 N Central, 112 Atlantic Ave		081GE014, 081GE013, 081GE012, 081GE015		
Property Address		Parcel ID		
KUB	KUB	N		
Sewer Provider	Water Provider	Septic (Y/N)		

STAFF USE ONLY			
General Location		Tract Size	
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District	Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	

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**
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

\$1,000

Fee 2

Fee 3

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



Jared Eisenhower

05/28/2024

Applicant Signature

Please Print

Date

865-329-0316

jeisenhower@sanderspace.com

Phone Number

Email



Phil Bonifacio

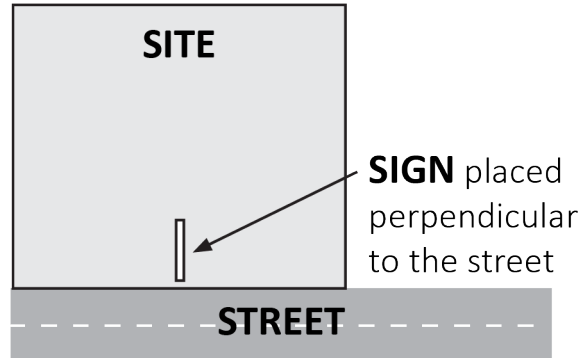
5/29/24 SH

Property Owner Signature

Please Print

Date Paid

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant