

REZONING REPORT

▶ **FILE #:** 6-P-24-RZ

AGENDA ITEM #: 51

AGENDA DATE: 6/13/2024

▶ **APPLICANT:** KNOX ONCORE, LLC

OWNER(S): George McCamy Knox OnCore, LLC/ ShotClub Social Knoxville

TAX ID NUMBER: 94 E A 001-002, 004-013, 015-020 AND 094 F F 008, 013-025 [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1000 May Ave. (0 RICHARDS ST; 0 MAY AVE; 0 W FIFTH AVE; 0 CLARK ST; 0 W FOURTH AVE)

▶ **LOCATION:** East side of Marion St, southeast side of May Ave, north side of W Fifth Ave

▶ **APPX. SIZE OF TRACT:** 11.26 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W Fifth Avenue, a major collector with a variable pavement width within an approximate 90-ft right-of-way; Marion Street, a local road with a pavement width of 24 ft within a right-of-way; and May Avenue, a local road with a pavement width of 25 ft with an approximate 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** I-H (Heavy Industrial), F (Floodplain Overlay)

▶ **ZONING REQUESTED:** C-H-1 (Highway Commercial), F (Floodplain Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Industrial (Manufacturing), Transportation/Communications/Utilities

▶ **EXTENSION OF ZONE:** No, this will not be extension. However, the C-H-1 zone is across the street to the south.

HISTORY OF ZONING: In 1997, a portion of this property was rezoned from OS to I-3 (10-A-97-RZ).

SURROUNDING LAND USE AND ZONING:

North: Office, agriculture/forestry/vacant land, transportation/communications/utilities, industrial - I-G (General Industrial), I-H (Heavy Industrial),

South: Commercial, public/quasi-public land, and transportation/communications/utilities - I-G (General Industrial), C-H-1 (Highway Commercial)

East: Second Creek, railroad right-of-way - ROW (Right of Way), F (Floodplain Overlay)

West: I-275 Interstate and Marion Street right-of-way - ROW (Right of Way)

NEIGHBORHOOD CONTEXT: The property is located northwest of downtown on the east side of the I-275 interstate and west side of Second Creek. The area has a mix of industrial and commercial uses.

STAFF RECOMMENDATION:

- **Approve the C-H-1 (Highway Commercial) zoning district it is consistent with the sector plan and surrounding development.**

The F (Floodplain) overlay would be retained.

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

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 area along the edge of downtown has experienced some major infrastructure developments in recent years, including the multi-use stadium currently under construction. Between 2021-24, the City completed a 5.5-million dollar road expansion and improvement project along the west boundary of the site (I-275 Business Park Access Improvements Project), which entailed a new two-lane road from Fifth Avenue to Bernard Avenue, a new a ten-foot multipurpose trail from Fifth Avenue to Baxter Avenue (Second Creek Greenway), and other nearby sidewalk and intersection improvements.

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

1. The C-H-1 district intends to accommodate higher-intensity commercial uses.
2. The existing I-H (Heavy Industrial) zoning district is not reflective of the subject property's current land uses that has been vacant for almost the last ten years. The proposed rezoning will be compatible with other commercial districts in the downtown edge area. The recent road infrastructure improvements support higher-intensity commercial uses here.
3. Rezonings 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. The proposed down-zoning to C-H-1 is not anticipated to have any adverse impacts. In general, C-H-1 zoning is less likely to produce noxious environmental impacts than the current I-H district.
2. The former industrial site has brownfield status. New developments would be required to comply with appropriate TN Department of Environmental Conservation guidelines during the permitting process.

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 C-H-1 district is consistent with the sector plan and One Year Plan's MU-SD MU-CC10 (Gateway Corridor Mixed Use District) land use classification, which recommends a mix of uses, including commercial.
2. The I-275/North Central Street Corridor Study (2007) identifies this area as 'Focus Area for Economic and Mixed-Use Development' that encourages development through a mix of use (page 18-19 of the study). The proposed rezoning is consistent with the study's intent.
3. The proposed rezoning is consistent with the General Plan's development policy 9.11 that recommends to locate community-serving commercial areas where they can be easily shared by several neighborhoods. The property's location at the edge of downtown in tandem with recent connectivity improvements makes this property easily accessible by multiple nearby neighborhoods.

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:

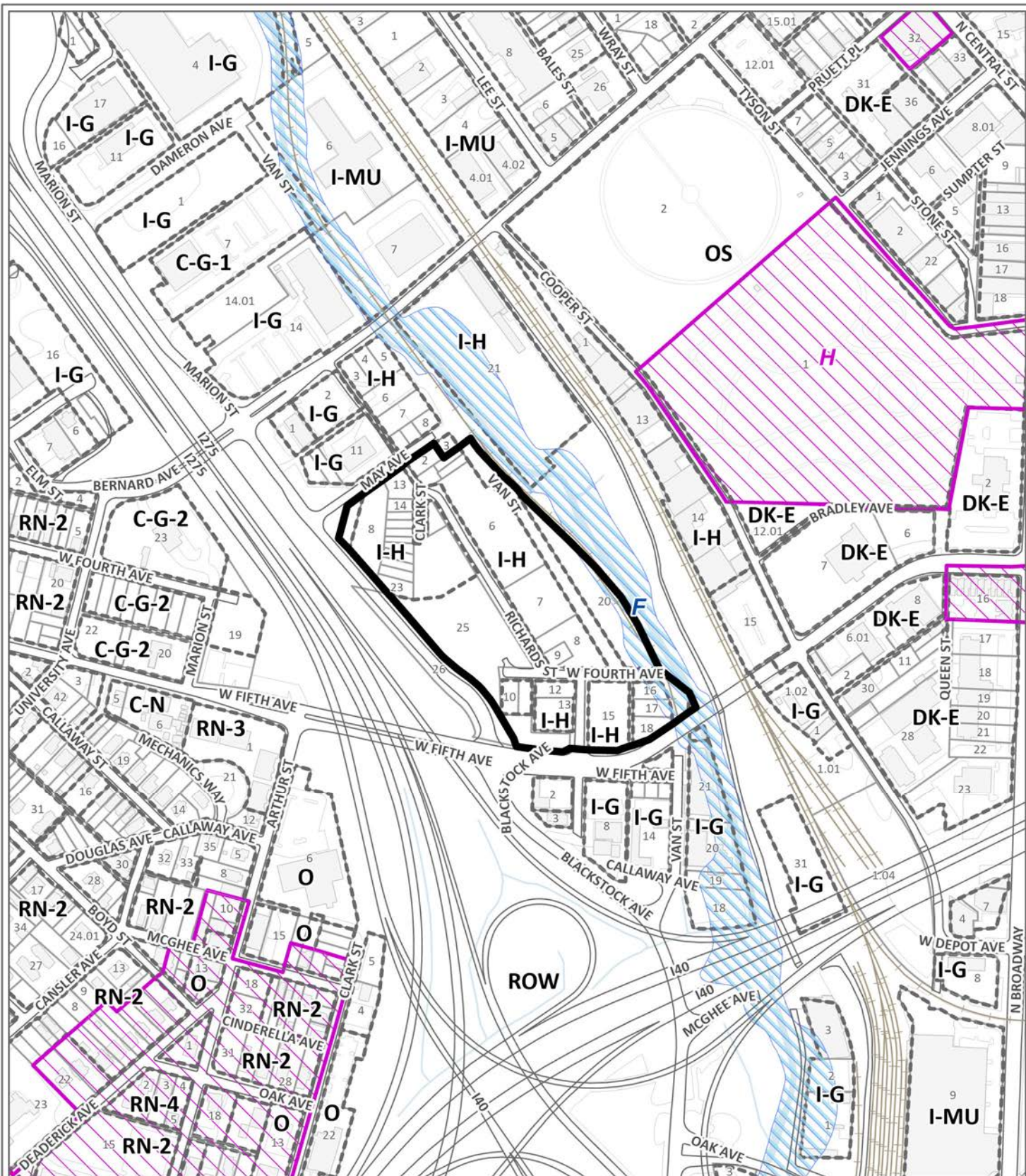
1. Existing infrastructure and utilities are adequate for the development potential of the C-H-1 zoning district.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/9/2024 and 7/23/2024. 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

6-P-24-RZ

Petitioner: Knox OnCore, LLC



From: I-H (Heavy Industrial), F (Floodplain Overlay)

To: C-H-1 (Highway Commercial), F (Floodplain Overlay)

Original Print Date: 5/8/2024

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

Map No: 94
Jurisdiction: City

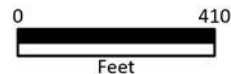
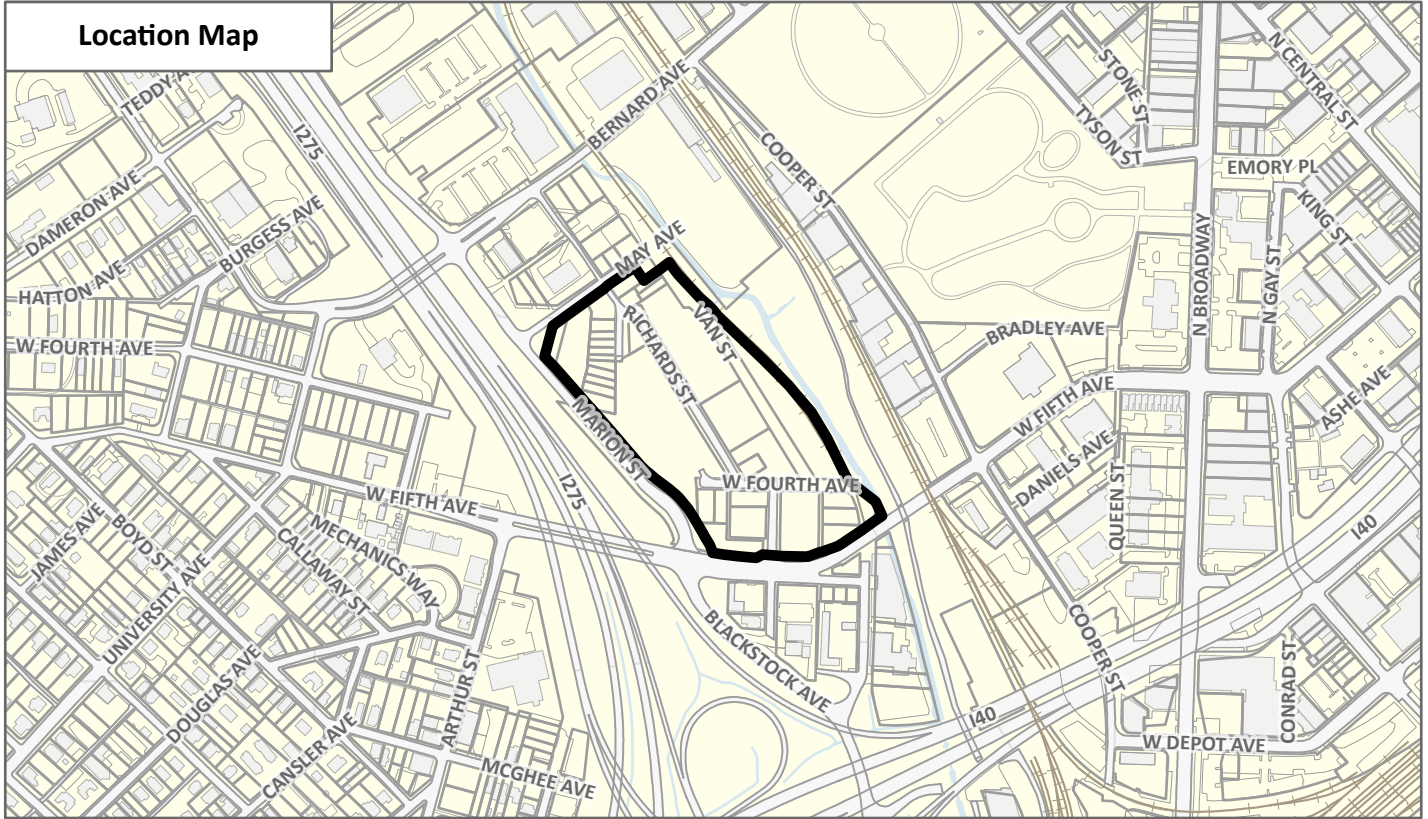


Exhibit A. Contextual Images

Location Map



Aerial Map

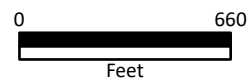


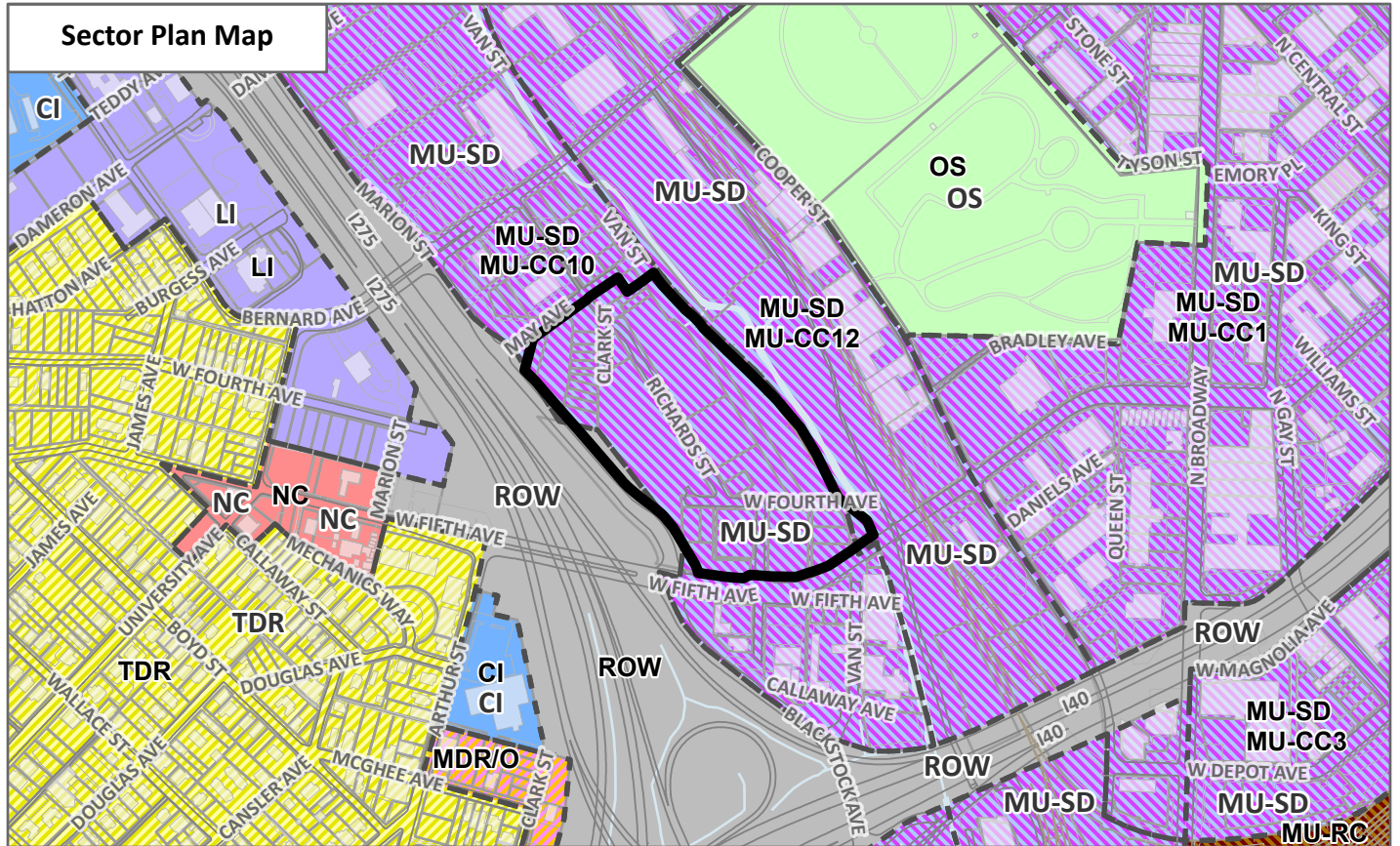
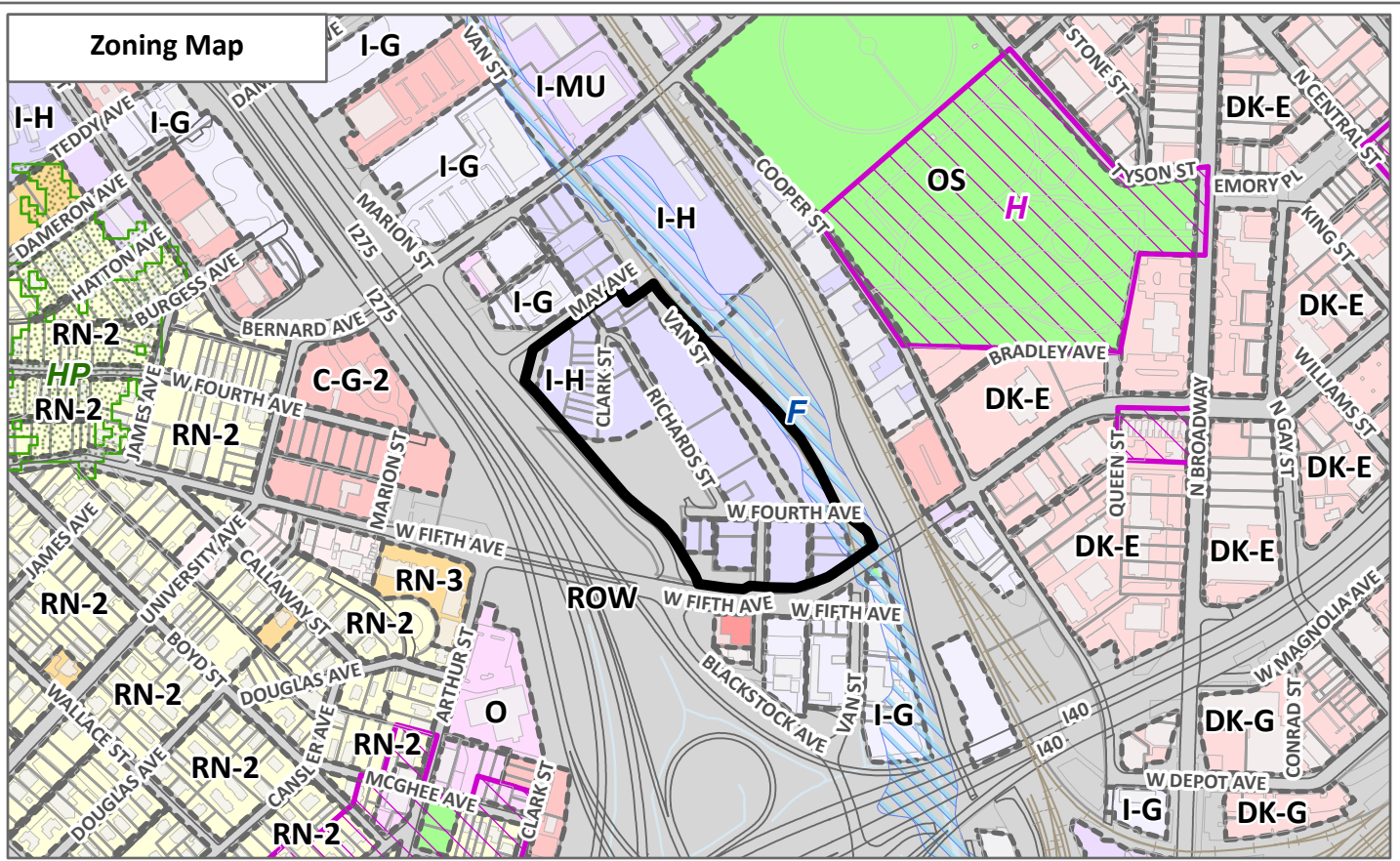
CONTEXTUAL MAPS 1

6-P-24-RZ



Case boundary



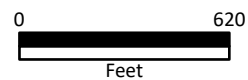


CONTEXTUAL MAPS 2

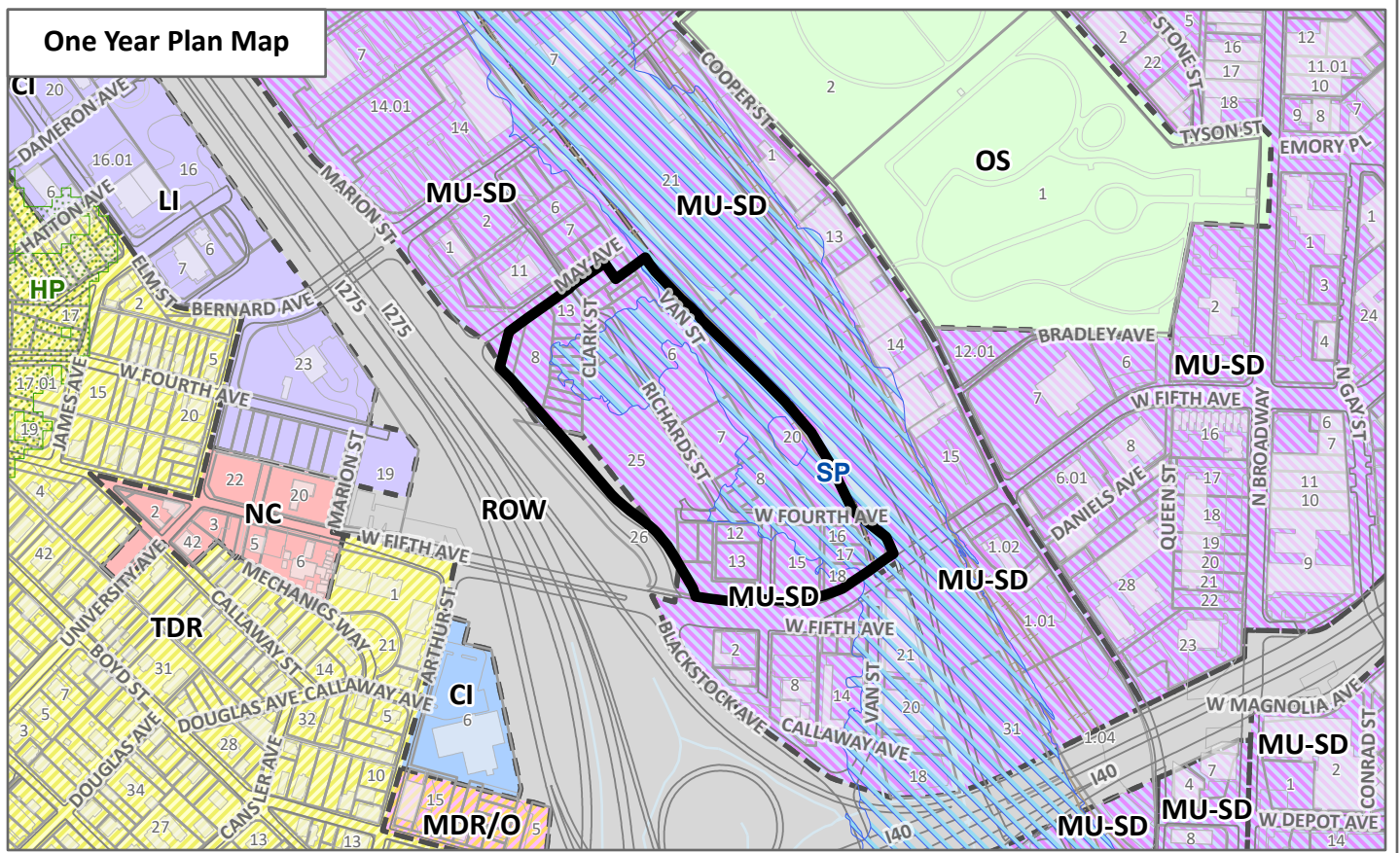
6-P-24-RZ



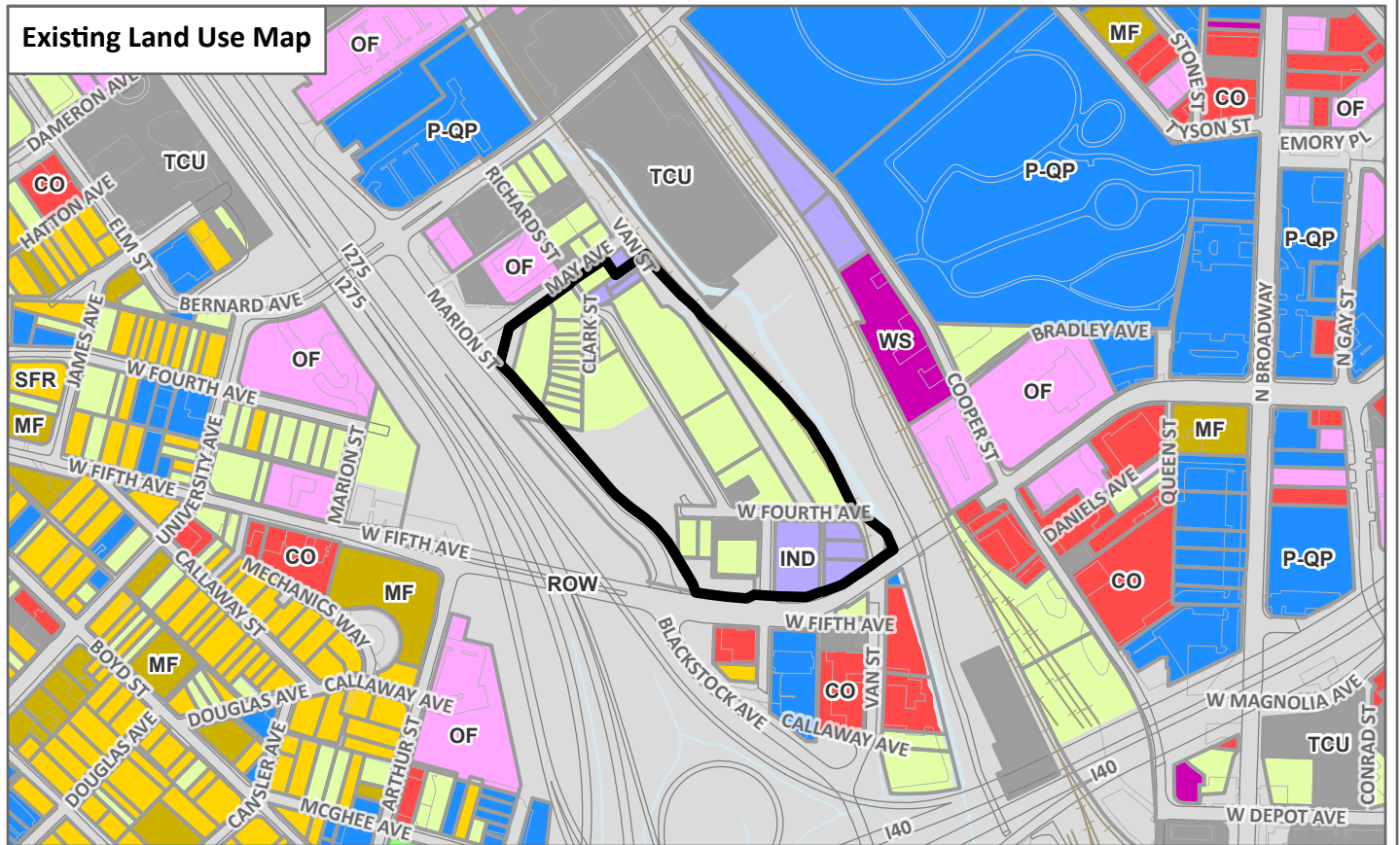
Case boundary



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

6-P-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

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

Knox OnCore, LLC

Applicant Name

Affiliation

4/29/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-P-24-RZ

File Number(s)

CORRESPONDENCE

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

George McCamy Knox OnCore, LLC/ ShotClub Social Knoxville

Name / Company

Knoxville TN 37921

Address

865-384-9982 / smccamy@koellamoore.com

Phone / Email

CURRENT PROPERTY INFO

George McCamy Knox OnCore, LLC/ Shot Knoxville TN 37921

Owner Name (if different)

Owner Address

865-384-9982 / smccamy@koell

Owner Phone / Email

1000 May Ave. / 0 RICHARDS ST; 0 MAY AVE; 0 W FIFTH AVE; 0 CLARK ST; 0 W FOURTH AVE

Property Address

94 E A 001-002, 004-013, 015-020 094 FF 008, 013-025

Parcel ID

Part of Parcel (Y/N)?

11.26 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Marion St, southeast side of Mary Ave, north side of W Fifth Ave

General Location

City **Council District 6** **I-H (Heavy Industrial), F (Floodplain Overlay)**

Agriculture/Forestry/Vacant Land, Industrial (Manufacturing), Transportation/Communications/Utilities

County District Zoning District

Existing Land Use

Central City **MU-SD (Mixed Use Special District), SP (Stream Protection)**

N/A (Within City Limits)

Planning Sector Land Use (City)/Place Type (County)

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	C-H-1 (Highway Commercial), F (Floodplain Overlay) Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$2,126.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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.

Applicant Signature	Knox OnCore, LLC Please Print	4/29/2024 Date
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Phone / Email		
Property Owner Signature	George McCamy Knox OnCore, LLC/ ShotClub Social Knoxville Please Print	4/29/2024 Date

Download and fill out this form at your convenience.
Sign the application digitally (or print, sign, and scan).

Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

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

Knox OnCore, LLC

Applicant Name: Affiliation

4/29/2024 6/13/2024 File Number(s)

Date Filed Meeting Date (if applicable)

6-P-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

George McCamy Knox OnCore, LLC/ ShotClub Social Knoxville

Name Company

0 Richards Street, others (See Attached Plat) Knoxville TN 37921

Address City State ZIP

865-384-9982 smccamy@koellamoore.com

Phone Email

CURRENT PROPERTY INFO

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

0 Richards St. 094EA001, 2, ~~4-13, 14,~~ 15-20 & 17 ~~18~~-23/25' 094FF008, 14-16

Property Address Parcel ID

KuB KuB —

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

- 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 **C-H-1**
Proposed Zoning

Plan Amendment Change
Proposed Plan Designation(s)

Pending Plat File Number

4-11-24

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

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

Knox OnCore, LLC

4/29/2024

Please Print

Date

865-384-9982

smccamy@koellamoore.com

Phone Number

Email


Property Owner Signature

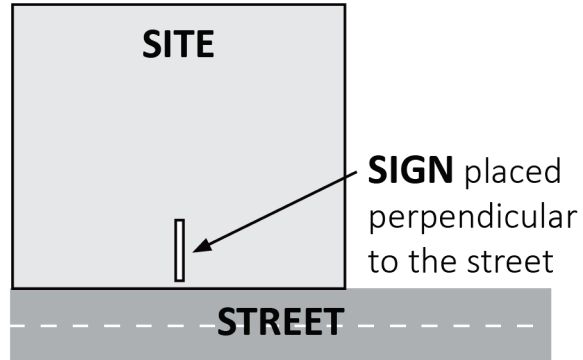
George McCamy

4/29/2024, SG

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:

_____ 05/31/2024 _____ and _____ 06/14/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Knox OnCore, LLC

Date: 04/29/2024

File Number: 6-P-24-RZ

- Sign posted by Staff
- Sign posted by Applicant