CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 4-S-25-RZ **Related File Number:**

Application Filed: 2/24/2025 **Date of Revision:**

Applicant: J SCOTT BUSBY, AIA

PROPERTY INFORMATION

General Location: South side of Grand Ave, west side of Nineteenth St

Other Parcel Info.:

Tax ID Number: 94 N B 004 **Jurisdiction:** City

Size of Tract: 0.54 acres

Accessibility: Access is via Grand Avenue, a local street with 38 ft of pavement width within a 65-ft right-of-way. Access is also via Nineteenth Street, a local street with 26 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Transportation/Communications/Utilities

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Central City **Plan Designation:**

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The subject property is at the northwestern edge of the Fort Sanders neighborhood, which primarily features multifamily residential and office uses, as well as two hospitals.There are wholesale, industrial, and commercial uses along Grand Avenue to the east.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1908 GRAND AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-N (Neighborhood Commercial)

Former Zoning:

Requested Zoning: I-MU (Industrial Mixed-Use)

Previous Requests:

Extension of Zone: Yes, it is an extension.

History of Zoning: In 2007 the property was rezoned from I-2 (Restricted Manufacturing and Warehousing) to C-1 (Neighborhood Commercial) (10-S-07-RZ). In 2000 a rezoning request from I-2 (Restricted Manufacturing and Warehousing) to R-3 (High Density Residential) was withdrawn (1-EE-00-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the I-MU (Industrial Mixed-Use) district because it is consistent with the sector plan and is a minor extension of the district.

Staff Recomm. (Full):

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 northern part of Fort Sanders neighborhood along Grand Avenue has been transitioning from industrial into residential uses since the early 2000s. However, there are still several parcels with the I-MU zoning district that accommodates commercial, industrial, and warehouse uses. The proposed rezoning will be an extension of the I-MU district from the west side and from across the street.
2. The subject parcel has either remained vacant or been used as a vehicle parking or storage facility for at least the last 50 years following a rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-1 (Neighborhood Commercial) rezoning in 2007 (10-S-07-RZ). The I-MU district would allow a range of development potential for this underutilized parcel that is currently being used for outdoor storage of school buses.

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. This mix is designed to promote the reuse of older, character-giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses. Residential uses are also permitted in the I-MU District, both above the ground floor in mixed-use development, and in multi-family dwellings.
2. The area meets the intent of the I-MU district which has commercial, industrial, and warehouse uses mixed in with multifamily residential developments.
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 rezoning is not anticipated to have any significant adverse effect on surrounding properties. The I-MU district has similar design standards to the current C-N district, which helps to ensure that any development is visually appealing and cohesive with a pedestrian-friendly built environment. It also has a more restrictive parking standard, limiting it to the side or rear of a building.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.
1. The Fort Sanders Neighborhood Plan (2000) envisioned low to medium density residential uses for this area, but also proposed options to retain the warehousing and industrial character along this

segment of Grand Avenue (p. 3-4 of the plan).
2. The Central City Sector Plan (2014) and the One Year Plan, which postdate the neighborhood plan, designates the MU-SD MU-CC16 (Mixed Use Special District) land use classification for this property, and the proposed rezoning is consistent with these plans.
3. The General Plan's Development Policy 8.3 encourages focus on design quality and neighborhood compatibility in reviewing developments proposals in existing urban areas. The design standards of the I-MU district that focus on building exterior design are consistent with this policy, and the allowed uses would be compatible with the mix of uses in the immediate vicinity.

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 subject property is located in an urbanized area with ample utility and infrastructure capacity for any residential and nonresidential uses allowed by the I-MU district. It has sidewalk connections to nearby transit route and is served by numerous commercial and public amenities nearby.

Action: Approved **Meeting Date:** 4/10/2025

Details of Action:

Summary of Action: Approve the I-MU (Industrial Mixed-Use) district because it is consistent with the sector plan and is a minor extension of the district.

Date of Approval: 4/10/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/13/2025 **Date of Legislative Action, Second Reading:** 5/27/2025

Ordinance Number: **Other Ordinance Number References:** O-49-2025

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**