# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 3-I-25-RZ Related File Number: 3-A-25-SP

Application Filed: 1/28/2025 Date of Revision:

Applicant: DANIEL LEVY

#### PROPERTY INFORMATION

General Location: Southwest side of Atchley St, north and east sides of Carmichael St

Other Parcel Info.:

**Tax ID Number:** 109 A C 008,009,010,017,018,019,021,022 **Jurisdiction:** City

Size of Tract: 2.85 acres

Accessibility: Access is via Atchley street, a local street with a pavement width which varies between 25 ft and 30 ft

within a 45 ft right-of-way, and Carmichael street, a local street with a pavement width of 20 ft within a

40 ft right-of-way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Agriculture/Forestry/Vacant Land, Office, Industrial (Manufacturing)

**Surrounding Land Use:** 

Proposed Use: Density:

Planning Sector: South City Plan Designation: LDR (Low Density Residential), MU-SD, SC-2 (Mixed Use-S

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

Neighborhood Context: This property is in the south waterfront area and is part of a transition area between the commercial

uses along Sevier Avenue to the north and residential lots to the south. Many of the residential

properties to the south remain vacant. This area is also marked by steep slopes.

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

Street: 2201 ATCHLEY ST

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: I-MU (Industrial Mixed-Use); HP (Hillside Protection Overlay)

**Previous Requests:** 

**Extension of Zone:** Not an extension.

**History of Zoning:** None noted.

#### PLAN INFORMATION (where applicable)

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**Current Plan Category:** 

LDR (Low Density Residential), MU-SD, SC-2 (Mixed Use-Special District, South Waterfront District

Addition), HP (Hillside Ridgetop Protection)

**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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the I-MU (Industrial Mixed-Use) district because it is consistent with the intent of the district

and adopted plans for the area. The HP (Hillside Protection Overlay) would be retained.

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 South Waterfront community is one of the fastest growing areas of the City in terms of population increase and building construction. What has historically been a center of industrial activity utilizing the Tennessee River is transitioning rapidly with more residential and service-oriented commercial development. The adoption of the South Waterfront Vision Plan in 2006 and the creation of a form-based code to implement it has had a major influence on the transition away from industrial uses.
- 2. The requested downzoning from the I-G (General Industrial) district to the I-MU (Industrial Mixed-Use) district is consistent with this area's overall shift from legacy industrial activity towards more intensive residential and commercial development.

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 subject property is comprised of 8 lots, the largest two of which have operated as a construction company for many decades. The historic brick Roehl Construction Company office building remains on Atchley Street and aligns with the architecturally significant commercial and office buildings across the street. The subject property is otherwise surrounded by single-family and duplex residences. This context is consistent with the intent of the I-MU district as a way to retain industrial structures while transitioning to lighter commercial and residential uses compatible with surrounding development.

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 existing I-G district permits a range of uses that could have an adverse impact on surrounding properties with noxious fumes, noise, and trucking activity. This request for a lighter, mixed-use industrial district will better protect the surrounding environment and is not anticipated to have an adverse impact.

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.

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The I-MU district is consistent with the One Year Plan's SWMUD II (South Waterfront Mixed Use District Type 2) land use classification and the South City Sector Plan as amended to SWMUD II.
 This rezoning is also compatible with the South Waterfront Vision Plan's intent to honor its industrial and workforce heritage while developing in a way that will support residential and market expansion.

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 an urbanized area with ample infrastructure capacity to accommodate future development. There are also numerous capital improvements underway to update road and utility infrastructure in this area.

Action: Approved Meeting Date: 3/13/2025

**Details of Action:** 

Summary of Action: Approve the I-MU (Industrial Mixed-Use) district because it is consistent with the intent of the district

and adopted plans for the area. The HP (Hillside Protection Overlay) would be retained.

Date of Approval: 3/13/2025 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: 4/15/2025 Date of Legislative Action, Second Reading: 4/29/2025

Ordinance Number: Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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