

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-J-24-RZ **Related File Number:**  
**Application Filed:** 5/24/2024 **Date of Revision:**  
**Applicant:** KARM RESTORATION, LLC

## PROPERTY INFORMATION

**General Location:** West side of N. Broadway, north of Olgewood Avenue  
**Other Parcel Info.:**  
**Tax ID Number:** 81 D B 01201 (PART OF) **Jurisdiction:** City  
**Size of Tract:** 4.18 acres  
**Accessibility:** Access is via North Broadway Street, a major arterial street with a pavement width of 54-ft within a 74-ft right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Public/Quasi Public Land (Church)  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** Central City **Plan Designation:** P-QP-Public/Quasi Public Land  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This property is located in a service-oriented commercial corridor within the Oakwood-Lincoln Park neighborhood. Adjacent to the property on the north side is the Howard House, a historically significant home. The residential uses west of the subject property are separated by trees and a creek.

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

**Street:** 2909 N BROADWAY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O (Office), F (Floodplain Overlay)  
**Former Zoning:**  
**Requested Zoning:** C-G-2 (General Commercial), F (Floodplain Overlay)  
**Previous Requests:**  
**Extension of Zone:** Yes, this is an extension.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD, CC& (Broadway Mixed Use Special District)

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the C-G-2 (General Commercial) district because it is consistent with the surrounding development. The F (Floodplain Overlay) district 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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. In August 2023, construction on the Atlantic Avenue sidewalk project was completed roughly 363-ft north of the subject property. This project added sidewalks along Atlantic Avenue that connect directly to the existing sidewalks along N Broadway and the subject property.
2. The Broadway corridor is currently under review as part of the Broadway Transit Signal Priority Congestion Mitigation and Air Quality Improvement Project, which will likely lead to transit improvements by Knoxville Area Transit (KAT).

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The C-G-2 (General Commercial) zoning district is intended to promote mixed-use development in a pedestrian-oriented environment and offers flexibility in the creation of integrated commercial, office and residential uses. This stretch of Broadway consists predominantly of properties zoned C-G-2. The uses allowed by C-G-2 are consistent with those already in the area.
2. 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. The proposed amendment is not anticipated to adversely affect the surrounding area which largely consists of commercial and office uses. The residential uses west of the property are separated by a tree line and creek.
2. The subject property is situated on N Broadway, a major arterial street which is considered appropriate for C-G-2 districts per the City's One-Year Plan.
3. The C-G-2 zone has design requirements for site and building design, which should result in more consistent and aesthetically pleasing development along the corridor than may otherwise occur.

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 subject property is designated MU-SD, MU-CC7 (Broadway Mixed Use-Special District) in the One Year Plan and Central City Sector Plan. General Commercial districts are recommended for MU-CC7 areas.
2. The MU-CC7 land use classification calls for development that is pedestrian-oriented and allows for a mix of uses. This recommendation aligns with the intent of the C-G-2 district to promote a mix of uses within and along Knoxville's commercial nodes and corridors.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM

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 is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site. The area is served by the Knoxville Utility Board (KUB) for water and sewer services.

2. The property is within walking distance (roughly 465-ft) of two KAT bus stops, and is located along KAT route lines.

**Action:** Approved

**Meeting Date:** 7/11/2024

**Details of Action:**

**Summary of Action:** Approve the C-G-2 (General Commercial) district because it is consistent with the surrounding development. The F (Floodplain Overlay) district would be retained.

**Date of Approval:** 7/11/2024

**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:** 8/6/2024

**Date of Legislative Action, Second Reading:** 8/20/2024

**Ordinance Number:**

**Other Ordinance Number References:** O-109-2024

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**