

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-S-24-RZ      **Related File Number:**  
**Application Filed:** 5/29/2024      **Date of Revision:**  
**Applicant:** JARED EISENHOWER

## PROPERTY INFORMATION

**General Location:** Southeast side of the intersection of N Central St and Atlantic Ave  
**Other Parcel Info.:**  
**Tax ID Number:** 81 G E 012,013,014,015      **Jurisdiction:** City  
**Size of Tract:** 1.11 acres  
**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.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Planning Sector:** Central City      **Plan Designation:** LI (Light Industrial)  
**Growth Policy Plan:** N/A (Within City Limits)  
**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.

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

**Street:** 3030 N CENTRAL ST  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)  
**Former Zoning:**  
**Requested Zoning:** I-MU (Industrial Mixed-Use), H (Historic Overlay)  
**Previous Requests:**  
**Extension of Zone:** Yes, this is an extension across N Central St.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LI (Light Industrial)

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 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.

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 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 (HZC) 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 HZC 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 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. Residential uses are also permitted in the I-MU District, both above the ground floor in mixed-use development, and in multi-family dwellings. 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 this 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. The Design Review Board has experience reviewing multifamily infill residential development plans 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 HZC.

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 compatible 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.

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

**Details of Action:**

**Summary of Action:** 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.

**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-111-2024

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**