

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-A-10-RZ **Related File Number:**
Application Filed: 11/9/2009 **Date of Revision:**
Applicant: EMORY PLACE PARTNERS, LLC

PROPERTY INFORMATION

General Location: Northwest side Emory Place, southwest side N. Central St.
Other Parcel Info.:
Tax ID Number: 94 D N 004-007 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Emory Place, a local street with parking on either side within 100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office, retail, warehouse
Surrounding Land Use:
Proposed Use: Office, retail, warehouse **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-CC1
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of commercial, office and residential uses under C-2, O-2 and C-3 zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-2 (Central Business District)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE C-2 (Central Business) zoning.

Staff Recomm. (Full):

C-2 zoning is compatible with the current use of this property as well as with the scale and intensity of surrounding development and zoning. The proposal is consistent with both the One Year Plan and sector plan.

Comments:

This request was postponed in January in order for the 2010 One Year Plan update is to be considered by MPC at this March 11, 2010 meeting prior to this rezoning consideration. As part of this update, staff has proposed that this area, containing the subject property, be updated to be brought into consistency with the Central City Sector Plan, as amended by the Broadway-Central-Emory Place Small Area Plan. This plan designates this area, including the subject property, as a mixed use special district, called "Downtown North," which proposes the requested C-2 zoning. If the One Year Plan update (3-A-10-OYP) is approved on March 11 with this change, a plan amendment is not needed to consider this zoning request.

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. C-2 zoning is compatible with the scale and intensity of the surrounding development and zoning and is an extension of zoning and density from the north and west.
2. Other properties in the area have been rezoned to C-2 as a result of individual requests by property owners in the area.
3. C-2 zoning allows a wider range of uses than C-3, including residential. C-2 is the primary zoning used for downtown business district development. The area containing this site has been identified by the Broadway-Central-Emory Place Small Area Plan as "Downtown North," appropriate for C-2 zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-2 zoning district, with complementary office, medical, civic, residential and historical areas, forms the metropolitan center for commercial, financial, professional, governmental and cultural activities. The intent is to protect and improve the central business district for the performance of its primary functions. In addition, uses are discouraged which do not require a central location or would create friction in the performance of functions that should be centralized.
2. Based on the above general intent, this area is appropriate for C-2 zoning.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal will have no impact on schools and a minimal impact on the street system.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan and the City of Knoxville One Year Plan, if approved as recommended by staff in the 2010 Update on this agenda (3-A-10-OYP), both propose mixed uses, including central business uses, for this site, consistent with the proposal.
2. Approval of this request could lead to future requests for C-2 zoning on other parcels in the area. On properties located within the "Downtown North" area of the Broadway-Central-Emory Place Small Area Plan, C-2 is an acceptable zone that can be considered without any required plan amendments.

Action:

Approved

Meeting Date: 3/11/2010

Details of Action:

Summary of Action:

C-2 (Central Business)

Date of Approval:

3/11/2010

Date of Denial:

Postponements: 1/14/10

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/6/2010

Date of Legislative Action, Second Reading: 4/20/2010

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: