

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-C-11-RZ **Related File Number:**
Application Filed: 11/29/2010 **Date of Revision:**
Applicant: MID-ATLANTIC FOUNDATION

PROPERTY INFORMATION

General Location: South side Washington Ave., west side Mitchell St.
Other Parcel Info.:
Tax ID Number: 82 P D 001 **Jurisdiction:** City
Size of Tract: 8.9 acres
Accessibility: Primary access is via Washington Ave., a minor collector street with 20' of pavement width within 50' of right-of-way. Access may also be gained from various local streets around the site, including Abilene Pl. and Mitchell St.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant industrial building
Surrounding Land Use:
Proposed Use: Combination of commercial spaces on the 1st floor/railroad side and residential apartments on the upper floors and the 1st floor on the ballpark side. **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC04)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of uses, including a park, greenway trails, residences, civic buildings, businesses and numerous industrial uses, under various zoning districts.

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

Street: 1400 Washington Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
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 District) zoning.

Staff Recomm. (Full): C-2 zoning will allow redevelopment and reuse of this now vacant site. It is consistent with the sector plan proposal, as amended by the Magnolia Avenue Corridor Plan, and is compatible with surrounding land uses and zoning.

Comments: 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.
2. This site has been identified in the Magnolia Avenue Corridor Plan as appropriate for redevelopment. The plan states that the First Creek Greenway can be a catalyst for reuse and redevelopment. The plan proposes mixed uses for this site that will allow reuse of Standard Mills for a mix of higher density residential, wholesale commercial/distribution and utility uses.
3. C-2 zoning allows a wider range of uses than I-3, including residential. C-2 is the primary zoning used for downtown business district development.

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 impact on schools and the street system will depend on the type of redevelopment that eventually takes place.
3. There are numerous existing and proposed greenways in the vicinity of this site. (See attached maps.) The applicant will be expected to work with MPC and the City of Knoxville Greenways Coordinator to maintain easements for future greenway connections to the north and south of the site. The Magnolia Avenue Corridor Plan specifically proposes to continue the significant public improvements in and around Caswell Park to the southeast of the subject property.
4. The Magnolia Avenue Corridor Plan includes this site within the Hall of Fame and Magnolia Gateway area. One specific recommendation for this area is to complete the First Creek Greenway with a rails-to-trails connection to downtown. Also, easements should be maintained along the railroad on the western portion of the site in order to accommodate a future rails-to-trails connection to downtown. The attached aerial photo shows a proposed greenway at the southwest corner of this site.
5. MPC's historic preservation planner has determined that the building on site is eligible for the National Register of Historic Places, but it is not currently listed. An H-1 (Historical Overlay) zone may also be appropriate for this site in the future.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan, as amended by the Magnolia Avenue Corridor Plan, designates the area containing this site as a mixed use special district, eligible for C-2 zoning, which is a mixed use zoning district.
2. C-2 zoning is consistent with the City of Knoxville One Year Plan, which also designates the site as the same mixed use special district.
3. Approval of this request could lead to future requests for C-2 zoning on other parcels in the area.

These requests will need to be reviewed on a case-by-case basis according to their own merits. Since C-2 zoning does not require on-site parking, the availability of off-site parking will have to be considered as part of any future requests.

Action: Approved **Meeting Date:** 1/13/2011

Details of Action:

Summary of Action: C-2 (Central Business District)

Date of Approval: 1/13/2011 **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: 2/8/2011

Date of Legislative Action, Second Reading: 2/22/2011

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied
(Withdrawn)

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: