# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 1-K-04-PA Related File Number:

Application Filed: 12/22/2003 Date of Revision:

Applicant: DAMON A. FALCONNIER

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### PROPERTY INFORMATION

General Location: West side N. Broadway, southwest side N. Central St., southeast side Jennings Ave.

Other Parcel Info.:

Tax ID Number: 94 D P 1,2,5-9,12,13 Jurisdiction: City

Size of Tract: 6.8 acres

Accessibility: Access is via N. Broadway, a four lane major arterial street within 60' of right of way, via Jennings Ave.,

a local street with 32' of pavement width and 50' of right of way, or via Stone St., a local street with 19'

of pavement width and 35' of right of way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Contractor's office, business, warehouse, outside storage

**Surrounding Land Use:** 

Proposed Use: Contractor's office, warehouse and some outside storage Density:

Sector Plan: Central City Sector Plan Designation: Mixed Use and Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area around the intersection of N. Broadway and N. Central St. is developed with commercial

businesses under 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:

**Previous Requests:** 

Extension of Zone: No

History of Zoning: None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

1/31/2007 12:18 PM Page 1 of 3

Requested Plan Category: CBD (Central Business District)

#### SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Surveyor:

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.): APPROVE CBD (Central Business District) one year plan designation.

Staff Recomm. (Full): The CBD designation is appropriate for this mixed use area which is located just north of the downtown

area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site and other properties in the area are currently developed with uses consistent with the CBD designation.

2. The Central City Sector Plan proposes mixed uses for part of this site. The CBD designation will allow a rezoning request to C-2 (Central Business), which allows for a wide range of uses.

3. The sector plan also encourages the creation of mixed use districts adjacent to the downtown, where appropriate. This site is located about 1000 feet from the northern edge of the main downtown CBD designation, and about 630 feet from another CBD sub-area in the 5th Avenue-Emory Place area, on the east side of N. Broadway. MPC approved this designation and zoning change on July 10, 2003 (7-C-03-PA/7-D-03-RZ).

#### THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve this site.
- 2. There will be no impact on schools and minimal impact on streets.
- 3. The CBD designation will permit a request for C-2 zoning, which allows denser development with decreased building setbacks, similar to downtown development. It should be noted that the proposed warehouses and storage are prohibited under C-2 zoning, except as necessary to a permitted principal use. Storage of goods, except in completely enclosed buildings, is also prohibited. Staff has informed the applicant of this issue. The developer will have to work with the City of Knoxville Building Inspection Bureau to get permits for any new development.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City Sector Plan proposes mixed use and commercial use of this site, consistent with the request.
- 2. The City of Knoxville One Year Plan proposes general commercial use for the property. The recommended plan amendment to CBD is appropriate for this site, which is located within 630 feet of existing property designated for CBD.
- 3. Staff would anticipate that there will be further requests for CBD designations in the areas along N. Broadway and south of N. Central St. At this point, the CBD designation would not be appropriate to the north of N. Central St. This proposal is a logical stopping point for the CBD designation going north.

MPC Action: Approved MPC Meeting Date: 1/8/2004

**Details of MPC action:** 

Summary of MPC action: APPROVE CBD (Central Business District)

Date of MPC Approval: 1/8/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

1/31/2007 12:18 PM Page 2 of 3

Date of Legislative Action: 2/3/2004 Date of Legislative Action, Second Reading: 2/17/2004

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:18 PM Page 3 of 3