

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-M-17-RZ **Related File Number:**
Application Filed: 11/28/2016 **Date of Revision:**
Applicant: JOHN SANDERS SANDERS PACE ARCHITECTURE

PROPERTY INFORMATION

General Location: North side Lamar St., east of N. Broadway
Other Parcel Info.:
Tax ID Number: 94 D L 012 **Jurisdiction:** City
Size of Tract: 0.474 acres
Accessibility: Access is via Lamar St., a local street with 40' of pavement width within 60' of right-of-way. There are several KAT transit routes in the area.

GENERAL LAND USE INFORMATION

Existing Land Use: Storage
Surrounding Land Use:
Proposed Use: Uses allowed in C-2 zone. **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-UC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is in Downtown North area, north of the Broadway and Central Street intersection, and is developed with a variety of residential, office, commercial, and institutional uses. The property is adjacent to the Historic Fourth and Gill neighborhood and near Emory Place.

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

Street: 730 N Broadway
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:
Extension of Zone: Yes, from the west.
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: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-2 (Central Business District) zoning as requested, subject to 3 conditions.

Staff Recomm. (Full):

1. Development plan approval by the Metropolitan Planning Commission shall be required through the use-on-review application process before issuance of any building permits when a new building and/or additions to an existing building total 2,000 square feet or more are proposed. The construction of a patio, deck, walk in cooler, loading dock or other similar structure that does not add conditioned space shall not require development plan approval by the Metropolitan Planning Commission.
2. When development plan approval is required, the "Mixed-Use Development Guidelines" (Appendix 3) of the Broadway, Central, Emory Place Small Area Plan (attached) shall be used to determine if the proposed development is compatible with the surrounding area.
3. No building or structure shall exceed 24 feet in height within 30 feet of the rear property line, or 50 feet in height otherwise, except as provided in article V, section 5.

Comments:

In the absence of an alternative mixed use zoning district that is appropriate outside of the downtown core, the C-2 (Central Business District) zone has been the default district to allow the continued use or renovation of older structures, or redevelopment of property, near downtown without the need for setback and parking variances. The C-2 zone allows nearly unlimited development intensities to take advantage of downtown infrastructure synergies such as structured and on-street parking, compact mix of uses and a pedestrian friendly environment. Outside of downtown, the intensity of development allowed could quickly overwhelm the existing infrastructure and have negative impacts on neighboring uses such as residential neighborhoods. New mixed use zoning should be developed for areas outside of the downtown core, as recommended in the Central City Sector Plan (2014).

The subject property is located one block north of the Broadway and Central Street intersection. The existing building is an older commercial building with loading docks and was formally occupied by Knoxville Printers. To the rear of the property are houses within the Fourth and Gill Historic Neighborhood and the historic Central United Methodist Church to the southeast.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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 properties are located within the Urban Corridor Mixed Use (MU-UC) land use classification that recommends mixed use development, including retail, restaurants, office and residential uses.
2. With the recommended conditions, C-2 (Central Business District) zoning is compatible with the surrounding land uses and zoning. Other properties in the area have been rezoned C-2 in recent years, consistent with approved land use plans.
3. C-2 zoning for the subject properties will allow redevelopment of the building or site for the mix of use proposed by the sector plan.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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. With the recommended conditions, staff contends that the C-2 zone is appropriate for this location.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The uses allowed within the C-2 zone district is compatible with the surrounding land uses and zoning, however, the intensity of development allowed is not; such as unlimited height and no parking requirement.
2. The Broadway-Central-Emory Place Small Area Plan and the Central City Sector Plan recommend that form based (or design based) zoning be developed for this area but that is not yet available. Appendix 3 of the Broadway-Central-Emory Place Small Area Plan is "Mixed-Use Development Guidelines" (attached) provides some basic urban design standards that should be followed if the property is redeveloped with a new structure or has a substantial addition. MPC staff recommends that any new building or large addition (2,000 sqft or larger) must have a development plan approved by the Metropolitan Planning Commission to ensure the development meets some basic urban design standards to enhance the walkability of the area and protect the historic houses to the rear from being adversely affected by the scale of the building.
3. Staff is recommending a condition that the building height on the property be limited to 50 feet, which is equivalent to approximately 4 stories, and no more than 24 feet in height within 30 feet of the rear property line. The lower height near the rear property line is to ensure a new building, or addition to the existing building, does not overshadow the historic houses to the rear. The Broadway-Central-Emory Place Small Area Plan recommends that buildings should not be taller than 4 stories when adjacent to low density residential areas.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The properties are located within the Urban Corridor Mixed Use (MU-UC) land use classification of the One Year Plan and Central City Sector Plan (2014), which recommend a mix of uses, including retail, restaurants, office and residential uses. Commercial cores should be created at points (nodes) along these corridors, allowing a vertical mix of uses. Such nodes should not be more than four blocks long. The center of the commercial core (node) in the Downtown North area could be considered the Broadway and Central St. intersection and the subject site is one block from this intersection.
2. The Central City Sector Plan recommends adopting new mixed use zoning specifically for this area, such as a Form District or Corridor Overlay District. The C-2 zoning with the recommended conditions meet the intent of the land use recommendation while protecting the historic development pattern of the area and the adjacent residential houses.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 1/12/2017

Details of Action:

Summary of Action: C-2 (Central Business District) zoning, subject to 3 conditions.

Date of Approval: 1/12/2017 **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: 2/14/2017 **Date of Legislative Action, Second Reading:** 2/18/2014

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:**