

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: 10-C-14-RZ **Related File Number:**
Application Filed: 8/12/2014 **Date of Revision:**
Applicant: HATCHER-HILL PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southeast side W. Fifth Ave., southwest side Williams St.
Other Parcel Info.:
Tax ID Number: 94 E D 004 **Jurisdiction:** City
Size of Tract: 0.34 acres
Accessibility: Access is via W. Fifth Ave., a major arterial street with 50' of pavement width within 75' of right-of-way, or Williams St., a local street with 34' of pavement width within 45' of right-of-way.

GENERAL LAND USE INFORMATION

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

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

Street: 300 W Fifth Ave
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 for the subject property will allow redevelopment of the building for mixed uses, as proposed by the Broadway-Central-Emory Place Small Area Plan. It is an extension of zoning from the south and is consistent with the proposals of the adopted plans for the area. It is compatible with surrounding land uses and is consistent with the proposals of the adopted plans for the area.

Comments:

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. C-2 zoning for the subject property will allow redevelopment of the building for mixed uses, as proposed by the sector plan, as amended by the Broadway-Central-Emory Place Small Area Plan.
2. C-2 zoning is compatible with the scale and intensity of the surrounding land uses and zoning. Other individual properties in the area have been rezoned C-2 in recent years, consistent with approved land use plans for the area.
3. The site is located within the Downtown North area of the Broadway-Central-Emory Place Small Area Plan, which specifically lists C-2 as a recommended zone for mixed use development.

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. Based on the above general intent, this area is appropriate for C-2 zoning.

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 proposal is compatible with the surrounding land uses and zoning pattern.
2. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

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 Central City Sector Plan, as amended by the Broadway-Central-Emory Place Small Area Plan, proposes mixed uses for the site as part of the Downtown North district, consistent with the proposed C-2 zoning. The plan specifically lists C-2 as a recommended zone for mixed use development within this designated area. The section of the plan that addresses this area is attached to this report.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 10/9/2014

Details of Action:

Summary of Action:

C-2 (Central Business) District

Date of Approval:

10/9/2014

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: 11/11/2014

Date of Legislative Action, Second Reading: 11/25/2014

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: