

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

File Number: 10-N-02-RZ **Related File Number:**
Application Filed: 9/13/2002 **Date of Revision:** 10/25/2002
Applicant: KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION (KCDC)
Owner:

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side W. Vine Ave., north of Locust St., west of Gay St.
Other Parcel Info.:
Tax ID Number: 94 E J 32 AND 32.01(PART), OTHER: MAP ON FILE. **Jurisdiction:** City
Size of Tract: 2 acres
Accessibility: Access is via W. Vine Ave., a local street with 22' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and parking lot
Surrounding Land Use:
Proposed Use: Housing and parking lot **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of Downtown Knoxville in an area developed with commercial, institutional and residential uses within C-2, C-3, RP-3 and O-2 zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: O-2 (Civic and Institutional) and C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-2 (Central Business District)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been zoned C-2 in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-2 (Central Business) zoning

Staff Recomm. (Full): C-2 zoning is consistent with the established zoning and development pattern of surrounding property. The sector plan proposes commercial use for this site.

Comments:

A. Need and Justification for Proposal

1. C-2 zoning of these properties will bring the existing parking lot and proposed residential use for part of this site into compliance with the zoning.

2. The subject properties are within the identified and established Central Business District of Knoxville.

B. Effects of Proposal

1. Commercial or residential use of these properties as permitted by C-2 zoning will ensure development compatible with the scale and intensity of surrounding uses.

2. Public water and sewer, and a street with 22' of pavement (W. Vine Ave.), are in place to adequately serve this property.

C. Conformity with the General Plan

1. C-2 commercial zoning is supported by the adopted One Year Plan, as well as the Central City Sector Plan.

2. Residential or commercial development as permitted by C-2 zoning is appropriate, given the nature of the surrounding neighborhood.

This revised request is back on your November agenda as a result of one of the condo owners notifying the staff that they were not in agreement with the C-2 zoning and that the condo owners had not been properly included as part of this rezoning request. The portion of the site developed with the condominiums is no longer a part of the rezoning application. (See attached letter.)

MPC Action: Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action: APPROVE C-2 (Central Business)

Date of MPC Approval: 10/10/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 12/10/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: