

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-O-19-RZ **Related File Number:**
Application Filed: 8/26/2019 **Date of Revision:**
Applicant: CHRIS SHARP / URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Southeast quadrant of the intersection of N. Central Street and E. Fifth Avenue
Other Parcel Info.: This rezoning request also includes 114 E. 5th Avenue (094DH002) & 0 N. Central Street (094DH00402)
Tax ID Number: 94 D H 004, 002 & 00402 **Jurisdiction:** City
Size of Tract: 0.6 acres
Accessibility: These properties have frontage on N. Central Street and E. 5th Avenue. N. Central Street is a minor arterial with a 31-foot pavement width and a 64-foot right-of-way width. E. 5th Avenue is a major arterial with a 29-foot pavement width and an 80-foot right-of-way width.

GENERAL LAND USE INFORMATION

Existing Land Use: The only building on the three parcels is vacant.
Surrounding Land Use:
Proposed Use: The applicant states it will be a mixed use building, but no specific uses or tenants have been identified **Density:** n/a
Sector Plan: Central City **Sector Plan Designation:** MU-SD / MU-CC1
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This building is at the southern end of a mixed use area. It is across the street from the newly renovated Knoxville High Senior Living Apartments to the north and a AAA office to the west. McMillan Flats Apartments (duplex townhouses) are in the block to the northwest. This area is separated from The Old City by the interstate.

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

Street: 104 E. 5th Avenue, 114 E. 5th Avenue, and 0 N. Central Street
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: N/A
Extension of Zone: Yes, C-2 zoning is to the north
History of Zoning: None noted for this property

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Approve C-2 (Central Business District) zoning.

Staff Recomm. (Full):

Staff recommends approval of the requested C-2 (Central Business District) zoning since it is consistent with the Central City Sector Plan and is a minor extension of that zone.

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. Rezoning from to C-2 began in this area in 2011 and have continued to a point at which much of N. Central Street in the general vicinity is zoned C-2.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The proposed amendment to C-2 (Central Business District), with complementary office, medical, civic, residential, and historical areas, forms the metropolitan center for commercial, financial, professional, governmental, and cultural activities. The intent here 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. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. This property is surrounded by multifamily residential and commercial uses and is close to downtown, making it an ideal location for C-2 zoning.

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. C-2 is compatible with the Central City Sector Plan's MU-SD, MU-CC1 (Mixed Use-Special District, Downtown North Mixed Use District) land use designation.
- 2. According to the Central City Sector Plan, "A mix of uses should be allowed for the entire district, including residential, office and commercial development. The concept is to allow mixed-use building forms that are more urban-oriented (for example, multiple stories with small or no front yard setbacks) and designed to enhance the pedestrian experience" – Central City Sector Plan, p. 26.
- 3. This property is in the School Parental Responsibility Zone for Vine Middle Magnet School. Sidewalks are already in place and would be expected to remain (and be repaired where necessary) with any site or parking lot improvements.
- 4. A small sliver on the rear of this parcel has slopes ranging from 15% to 40% but the property does not contain an HP area.
- 5. This property is in FEMA Flood Zone X but is not in a floodplain or floodway.

Action:

Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action: The Planning Commission approved C-2 (Central Business District) zoning.

Date of Approval: 10/10/2019

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: 11/5/2019

Date of Legislative Action, Second Reading: 11/19/2019

Ordinance Number:

Other Ordinance Number References: O-161-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: