CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-A-20-RZ Related File Number:

Application Filed: 9/3/2020 **Date of Revision:**

Applicant: CENTRAL VIEW, LLC - JOE PETRE

PROPERTY INFORMATION

General Location: Southeast side of Dameron Avenue, west of Central Street and Broadway Avenue

Other Parcel Info.:

Tax ID Number: 94 D B 00501 Jurisdiction: City

Size of Tract: 13073 square feet

Accessibility: Dameron Avenue is a local road with a pavement width of approximately 36 ft within a 75-ft right-of-way

at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Formerly Child and Family Services; the building was divided into apartments

Surrounding Land Use:

Proposed Use: Density: N/A

Sector Plan: Central City Sector Plan Designation: MU-SD, MU-CC1 (Mixed Use-Special District, Dow

Growth Policy Plan: Within City limits

Neighborhood Context: This property is located in the Downtown North neighborhood. On this block, Dameron Avenue

contains government buildings, surface parking lots, and commercial uses. Central Avenue is at the

end of this block to the east and Happy Holler is along Central Avenue just to the north.

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

Street: 114 Dameron Ave.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)

Former Zoning:

Requested Zoning: C-G-2 (General Commercial)

Previous Requests: 10-A-95-RZ

Extension of Zone: Yes, C-G-2 zoning is adjacent to the north and east

History of Zoning: The property was rezoned from C-3 (General Commercial District) to O-1 (Office, Medical, and Related

Services District) in November 1995

PLAN INFORMATION (where applicable)

Current Plan Category:

1/27/2021 12:44 PM Page 1 of 3

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-G-2 (General Commercial) zoning because it is consistent with adjacent development along

Central Avenue, is in compliance with the Central City Sector Plan's land use designation, and would

make the existing use conforming within the zone.

Staff Recomm. (Full): 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. There is an increased demand for small-scale housing. Rezoning this property would make the existing apartments a legal, conforming use since the existing Office zone allows a maximum of 6 dwelling units on a property.

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

- 1. The proposed amendment to C-G (General Commercial) zoning is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The CG District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.
- 2. Rezonings 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. No adverse impacts are expected from additional C-G zoning in this area. Central Avenue is two parcels to the east and contains commercial zoning along its length at this location, and the properties across the street contain C-G-2 zoning. The Health Department is adjacent to the west.

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 C-G zone is consistent with the Central City Sector Plans MU-SD, CC1 (Downtown North Mixed Use) land use designation, which states that GC uses can be considered on side streets where these uses currently exist. These uses already exist on Dameron Avenue.

Comments:

Action: Approved Meeting Date: 11/12/2020

Details of Action:

Summary of Action: Approve C-G-2 (General Commercial) zoning because it is consistent with adjacent development along

Central Avenue, is in compliance with the Central City Sector Plan's land use designation, and would

make the existing use conforming within the zone.

Date of Approval: 11/12/2020 Date of Denial: Postponements:

1/27/2021 12:44 PM Page 2 of 3

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/15/2020 Date of Legislative Action, Second Reading: 1/12/2021

Ordinance Number: Other Ordinance Number References: O-5-2021

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/27/2021 12:44 PM Page 3 of 3