

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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: 11-B-10-OA **Related File Number:**
Application Filed: 10/22/2010 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 **Jurisdiction:**
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Amendments to the City of Knoxville Zoning Ordinance regarding the prohibition of public schools in the C-2 (Central Business) district.

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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.: Amendments to the City of Knoxville Zoning Ordinance regarding the prohibition of public schools in the C-2 (Central Business) district.

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): approval of the proposed amendments to the City of Knoxville Zoning Ordinance at Article IV, Section 2.2.5, as shown in Exhibit A.

Staff Recomm. (Full):

Comments:

REQUEST

MPC has been requested by Knox County Schools, with support of the City Administration, to consider making a recommendation on amendments to the City of Knoxville zoning ordinance regarding the current prohibition of public schools in the C-2 (Central Business) district.

BACKGROUND

Knox County Schools announced on Friday, October 29, 2010 an interest in utilizing the historic L&N Station, near World's Fair Park downtown for a new high school. The City administration proposed use of the building after school officials approached them about possible locations. The facility proposed will offer access to a high quality education in the STEM field. STEM is an acronym for Science, Technology, Engineering and Math. The proposed facility would also use the vacant Butcher Shop building located on the same parcel. The site is currently owned by Alex Harkness and Station 82 Partners, and the City holds a lien on the property.

The site is currently zoned C-2 (Central Business District). The current C-2 regulations prohibit the use of land for elementary and high schools, both public and private. The list of permitted uses (at Article IV, 2.2.5 (B)), includes public buildings and lands other than elementary and high schools. The regulations allow business and vocational schools. The list of prohibited uses (at Article IV, 2.2.5 (D)), includes elementary and high schools, public or private.

ANALYSIS

The C-2 district is an urban mixed-use zone district. Public or private schools should be a part of the mix of uses that contribute to an active, vibrant downtown area. The adaptive reuse of buildings is one of the best ways to preserve many of the city's historic structures.

Privately operated, but publicly funded, charter schools are a growing trend in education nationally. Many of these types of schools have located in very urban or downtown areas throughout the country.

The impact of public or private elementary and high schools would be comparable to business and vocational schools and many of the other permitted uses in the C-2 district.

The proposed amendments:

- eliminate the exclusion of elementary and high schools from the permitted use of public buildings and lands;
- eliminate the listing of elementary and high schools, public and private, as a prohibited use; and,
- add private schools as a use permitted on review.

Action: Approved

Meeting Date: 11/10/2010

Details of Action:

Summary of Action: approval of the proposed amendments to the City of Knoxville Zoning Ordinance at Article IV, Section 2.2.5, as shown in Exhibit A.

Date of Approval: 11/10/2010

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: 12/14/2010

Date of Legislative Action, Second Reading: 12/28/2010

Ordinance Number: O-189-2010

Other Ordinance Number References: O-189-2010

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: