

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: 11-D-10-RZ **Related File Number:**
Application Filed: 10/25/2010 **Date of Revision:**
Applicant: PROFESSIONAL LAND SYSTEMS (RALPH SMITH)

PROPERTY INFORMATION

General Location: Southeast side W. Jackson Ave., southwest side W. Gay St.
Other Parcel Info.:
Tax ID Number: 94 E J 014-015, 017-020 & 033 **Jurisdiction:** City
Size of Tract: 1.1 acres
Accessibility: Access is via W. Jackson Ave., a local street with 20' of pavement width within 35' of right-of-way, or S. Gay St., a minor arterial street with 60' of pavement width (including on-street parking) within 75' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is located within the northern section of the downtown central business district and is comprised of various business uses.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial) / D-1 (Downtown Design Overlay) and C-3 (General Commercial) / D-1 (Downtown Design Overlay)
Former Zoning:
Requested Zoning: C-2 (Central Business District) / D-1 (Downtown Design Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-2/D-1 from the north, south and east
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)/D-1 (Downtown Overlay) zoning.

Staff Recomm. (Full): C-2/D-1 zoning will allow compatible development with the surrounding land uses and zoning. The proposal is consistent with the sector plan and One Year Plan proposals for the property.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
1. C-2/D-1 zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. Other properties in the area have been rezoned to C-2 as a result of individual requests by property owners in the area. The request is an extension of C-2/D-1 zoning from the north, south and east.
3. C-2 zoning allows a wider range of uses than I-3, including residential and retail. C-2 is the primary zoning used for downtown business district development.

CONSISTENCY WITH INTENT AND PURPOSE OF THE 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 EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal will have a minimal impact on schools.
3. The impact to the street system will depend on the type of uses that are developed at the site. There are currently parking lots to the north and south of the property that could accommodate the parking needs for this proposal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan designates this site for mixed uses, eligible for C-2 zoning.
2. C-2 zoning is consistent with the City of Knoxville One Year Plan, which designates the site for mixed uses, limited to GC, LI and CBD.
3. Approval of this request could lead to future requests for C-2 zoning on other parcels in the area. These requests will need to be reviewed on a case-by-case basis according to their own merits. Since C-2 zoning does not require on-site parking, the availability of off-site parking will have to be considered as part of any future requests.

Action: Approved

Meeting Date: 11/10/2010

Details of Action:

Summary of Action: C-2 (Central Business District) / D-1 (Downtown Design Overlay)

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: 11/30/2010

Ordinance Number:

Disposition of Case: Approved (Emergency)

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: