

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-D-18-RZ **Related File Number:**
Application Filed: 9/25/2018 **Date of Revision:**
Applicant: RUSSELL BALEST STEPHANIE

PROPERTY INFORMATION

General Location: East side of S. Central St., across from terminus of Cumberland Ave.
Other Parcel Info.:
Tax ID Number: 96 I D 026 **Jurisdiction:** City
Size of Tract: 8825 square feet
Accessibility: Access is from S. Central St, a minor arterial with a 50 right of way and 38' of pavement.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, previously a church
Surrounding Land Use:
Proposed Use: Theatre **Density:**
Sector Plan: Central City **Sector Plan Designation:** ROW
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Mixed use downtown district

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

Street: 800 S Central St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: 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:
Extension of Zone: Yes, C-2 to the south
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Jeff Archer

Staff Recomm. (Abbr.):

WITHDRAW, per applicants request

Staff Recomm. (Full):

Notice sent to staff on 11/1/18 to withdraw this application.

Both the One Year Plan and Central City Sector Plan designate this parcel as ROW (Right-of-Way). This is a mapping error, since the parcel is not part of the James White Parkway right-of-way. The parcels on the east side of S. Central St. should be designated MU-RC (Mixed Use Regional Center) in the One Year and Central City Sector Plan. The adjacent parcels in downtown are designated MU-RC and many of them are zoned C-2 (Central Business District) zone.

The Central City Sector Plan is being proposed to be amended for this parcel and the parcel to the south (11-B-18-SP). The One-Year Plan will be updated for this area during the 2019 update.

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. C-2 (Central Business District) zoning is compatible with the surrounding land uses and zoning. Other properties in the area have been rezoned C-2 in recent years, consistent with approved land use plans for the area.
- 2. C-2 zoning allow the current business use or the redevelopment of the building.

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

- 1. C-2 zoning was developed for downtown that includes a mixture of 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. The D-1 (Downtown Design Overlay) district is intended to foster attractive and harmonious development and rehabilitation in Downtown Knoxville that reflects the goals of adopted plans and the principles of the downtown design guidelines.

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. The C-2 zoning is compatible with the surrounding land uses, zoning pattern, scale and intensity of development.
- 2. The rezoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OR KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS,
MAJOR

ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The Regional Mixed Use Center (MU-RC) land use classification recommends C-2 zoning district within the downtown area.

2. This proposal does not present any apparent conflicts with adopted plans.

Action: Withdrawn **Meeting Date:** 11/8/2018

Details of Action:

Summary of Action: WITHDRAW, per applicants request

Date of Approval: **Date of Denial:** **Postponements:**

Date of Withdrawal: 11/8/2018 **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**