CASE SUMMARY

APPLICATION TYPE: REZONING





Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

 General Location:
 Southwest side N. Central St., southeast side W. Churchwell Ave.

 Other Parcel Info.:
 Southwest side N. Central St., southeast side W. Churchwell Ave.

Tax ID Number:81 K K 001Jurisdiction:CitySize of Tract:2.7 acresAccessibility:Access is N. Central St., a minor arterial street with 37' of pavement width within 55' of right-of-way, W.
Churchwell Ave., a local street with 26' of pavement width within 50' of right-of-way, W. Oak Hill Ave., a
local street with 29' of pavement width within 50' of right-of-way or Branner St., a local street with 23' of
pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Commercial building		
Surrounding Land Use:			
Proposed Use:	Light manufacturing and retail showroom		Density:
Sector Plan:	Central City	Sector Plan Designation:	Commercial
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The properties along N. Central St. are generally developed with commercial uses under C-3/IH-1 zoning, with residential uses to the rear, zoned R-2/IH-1.		

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

Street:

1803 N Central St

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	C-3 (General Commercial) / IH-1 (Infill Housing Overlay)
Former Zoning:	
Requested Zoning:	C-6 (General Commercial Park) / IH-1 (Infill Housing Overlay)
Previous Requests:	None noted
Extension of Zone:	No
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-6 (General Commercial Park) / IH-1 (Infill Housing Overlay) zoning.			
Staff Recomm. (Full):	The requested C-6 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of commercial zoning from three sides. C-6 zoning will allow commercial uses on the site, in addition to some light industrial uses. C-6 uses will be compatible with the surrounding land uses and zoning pattern. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.			
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: C-6 zoning is consistent with both the sector plan and One Year Plan designations for the property. C-6 uses will be compatible with the surrounding land uses and zoning pattern. C-6 zoning is appropriate for this site, which is adjacent to other commercial uses and zoning and has access to a minor arterial street. 			
	 THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow commercial uses on the site, in addition to some light industrial uses. C-6 zoning overlay on the property. The regulations in the IH-1 overlay district only apply to residential development, so they will have no impact on the subject property. The existing IH-1 (InfiII Housing Overlay) will be maintained as a zoning overlay on the property.			

adjacent properties.2. The impact on the street system will depend on the type of development proposed. The site is

	manufacturing uses 3. C-6 zoning requ building permits for	s on the site. iires administrative plan revie	nt is seeking C-6 zoning in order t w and approval by MPC staff prior pansion or major site improvement to serve the site.	to issuance of
	 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 City of Knoxville One Year Plan proposes general commercial uses for this site, consistent with the proposed C-6 zoning. 2. The Central City Sector Plan proposes commercial uses for this site, consistent with the proposed C-6 zoning district. 3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. 4. This proposal does not present any apparent conflicts with any other adopted plans. 			
Action:	Approved		Meeting Date:	11/14/2013
Details of Action:				
Summary of Action:	RECOMMEND that City Council APPROVE C-6 (General Commercial Park) / IH-1 (Infill Housing Overlay) zoning.		I (Infill Housing	
Date of Approval:	11/14/2013	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to public	ation?: Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	
Date of Legislative Action:	12/10/2013	Date of Legislative Action, Second Reading: 12/19/2013
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: