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 S. Central St., southeast of W. Church Ave.		
Other Parcel Info.:			
Tax ID Number:	95 I F 012	Jurisdiction:	City
Size of Tract:	9987 square feet		
Accessibility:	Access is from S. Central St., a minor arterial street with 35' o	f pavement width	within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Warehouse/storage		
Surrounding Land Use:			
Proposed Use:	Residential and busine	ess	Density:
Sector Plan:	Central City	Sector Plan Designation: Mixed Uses	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This site is located adjacent to S. Central St. and James White Pkwy., in an area zoned C-2 and C-3 on the eastern edge of the downtown central business district.		

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

Street:

713 S Central St

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	C-3 (General Commercial)
Former Zoning:	
Requested Zoning:	C-2 (Central Business District)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of C-2 from the west
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MP	C ACTION AND DISP	OSITION
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	APPROVE C-2 (C	entral Business) zoning.	
Staff Recomm. (Full):			he property, including residential use, which is not with both the One Year and Sector Plan proposals for
Comments:	 Other propertie zoning district. The sector plan range of uses. The proposal is of the downtown C zoned C-2. The C-2 zone a requirements, simi appropriate under The C-2 zoning including residentia THE EFFECTS OI Public water an There will be m The uses perm surrounding prope CONFORMITY OF The City of Kno consistent with the Staff anticipates One Year and Sec 	a encourages mixed use development an extension of the CBD from CBD, just west of James White allows denser development with lar to downtown development. downtown C-2 zoning, rather t will allow the site and building al. F THE PROPOSAL d sewer utilities are available to inimal impact on schools and s itted under C-2 zoning are con rities will be minimal. F THE PROPOSAL TO ADOP oxville One Year Plan proposes of proposal. y Sector Plan proposes comm s that there may be future required tor Plans. The existing develop the C-2 zone allows more mixe	ed for and developed with uses consistent with the C-2 opment for this area. C-2 zoning allows for a wide the west. This site is located along the eastern edge Parkway, and less than 50 feet from an area already the decreased building setbacks and parking The redevelopment of this site would be more han C-3. Is to be redeveloped and revitalized for mixed use, o serve the site. Streets. Inpatible with surrounding development, so impact to
MPC Action:	Approved		MPC Meeting Date: 12/14/2006
Details of MPC action:			
Summary of MPC action:	C-2 (Central Busin	ess)	
Date of MPC Approval:	12/14/2006	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		
	LEGISL	ATIVE ACTION AND L	DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 1/16/2007

Date of Legislative Action, Second Reading: 1/30/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	