CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-N-06-RZ Related File Number:

Application Filed: 11/3/2006 **Date of Revision:**

Applicant: TESTERMAN CONSTRUCTION

Owner:



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

PROPERTY INFORMATION

General Location: Northwest side of W. Jackson Ave., north of State St.

Other Parcel Info.:

Tax ID Number: 94 E F 041 Jurisdiction: City

Size of Tract: 6250 square feet

Accessibility: Access is via W. Jackson Ave., a local street with a 50' right of way and 30' pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Building

Surrounding Land Use:

Proposed Use: Residential & Business Condos Density: N/A

Sector Plan: Central City Sector Plan Designation: MU, CBD, GC & LI

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is within the Old City portion of the Central Business District of Knoxville that is zoned C-2, C-

3, and I-3. It is located in the Southern Terminal and Warehouse Historic District, which is listed on the National Register of Historic Places. The building is a Victorian Vernacular Commercial, three story, two bay brick building with stone trim built c.1895. It is significant for its architecture and representation

of Knoxville's position as a regional wholesale center in the late 19th and early 20th centuries.

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

Street: 129 W Jackson Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)

Former Zoning:

Requested Zoning: C-2 (Central Business District) / H-1 (Historic Overlay) and Design Guidelines

Previous Requests: None noted

Extension of Zone: Yes, extension of C-2/H-1 to the east and C-2 to the south.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE C-2/H-1 (Central Business/Historical Overlay).

APPROVE Design Guidelines.

Staff Recomm. (Full): C-2/H-1 zoning is compatible with the surrounding development and zoning pattern and is consistent

with the sector plan proposal for this site. H-1 designation requires review by the Knoxville Historic

Zoning Commission which was approved on December 21, 2006.

Comments: This site located in the Old City retail area located in the northeastern portion of the Knoxville Central

Business District, which is zoned C-2, C-3 and I-3. The applicant is proposing to convert a portion of the old JFG Coffee distribution center into a retail/residential condominium development. The building is currently listed on the National Register of Historic Places. A retail/condominium development is permitted under the C-2 zoning district as long as residential units are located on the second floor or above and the ground floor is reserved for retail or office uses. The Knoxville Historic Zoning

above and the ground floor is reserved for retail or office uses. The Knoxville Historic 20

Commission will consider this proposal at their meeting on December 21, 2006.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The recommended C-2/H-1 zoning is compatible with the scale and intensity of the surrounding zoning pattern in this section of the Old City.
- 2. There is C-2/H-1 zoned property to the northeast of the site and C-2 zoned property to the south, across W. Jackson Ave.
- ${\it 3. \ C-2/H-1\ zoning\ will\ allow\ the\ proposed\ retail/residential\ condominium\ development.}$
- 4. The proposal is consistent with the sector plan designation for the site.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have minimal impact on schools. W. Jackson Ave. has the capacity to handle additional trips that would be generated by retail/residential development of this site.
- 3. The recommended C-2/H-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City One Year Plan designates this area as a Mixed Use, Central Business District, General Commercial and Light Industrial.
- 2. The site is located in the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may lead to future rezoning requests in the immediate area.

MPC Action: Approved MPC Meeting Date: 12/14/2006

Details of MPC action:

Summary of MPC action: C-2 (Central Business)/H-1 (Historic Overlay) and approve Design Guidelines

Date of MPC Approval: 12/14/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

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LEGISLATIVE ACTION AND 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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