# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 12-Q-04-RZ Related File Number:

Application Filed: 11/22/2004 Date of Revision:

Applicant: ROSS FOWLER

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 of W. Hill Ave., southwest of Locust St.

Other Parcel Info.:

Tax ID Number: 94 M D 012 (PORTION) OTHER: MAP ON FILE AT MPC Jurisdiction: City

Size of Tract: 1400 square feet

Accessibility: Vehicular access is via Locust St., a local street with 19' of pavement width within 40' of right of way, or

W. Hill Ave., a local street with 25' of pavement width within 30' of right of way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Church parking lot

**Surrounding Land Use:** 

Proposed Use: Hotel Density:

Sector Plan: Central City Sector Plan Designation: Mixed Use

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This downtown area is developed with a church, apartments, parking lots and offices, under C-2 and R-

3 zoning.

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

Street: 609 W Hill Ave

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: R-3 (High Density Residential)

Former Zoning:

Requested Zoning: C-2 (Central Business District)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of C-2 from the north.

History of Zoning: None noted.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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### 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-2 (Central Business) zoning.

Staff Recomm. (Full): C-2 is a logical extension of zoning from the north and west and is compatible with surrounding

development and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning

pattern.

2. C-2 zoning is consistent with both the sector plan and One Year Plan designations in this area.

3. C-2 is a logical extension of zoning from the north and west.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.

2. The proposal will have no impact on schools and a minimal impact on the street system.

3. The proposed C-2 zoning is compatible with surrounding development and will have a minimal

impact on adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes mixed uses for this site, consistent with this proposal.

2. The City of Knoxville One Year Plan proposes central business district uses for this parcel,

consistent with this proposal.

2. This site is located within the Urban Growth Area (inside City limits) of Knoxville on the Growth Policy

Plan map.

MPC Action: Approved MPC Meeting Date: 12/9/2004

**Details of MPC action:** 

Summary of MPC action: APPROVE C-2 (Central Business)

Date of MPC Approval: 12/9/2004 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: 1/4/2005 Date of Legislative Action, Second Reading: 1/18/2005

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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