

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902  
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**File Number:** 2-A-08-RZ  
**Application Filed:** 12/6/2007  
**Applicant:** DAVID DEWHIRST

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** Southeast side of W. Jackson Ave., southwest of State St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 E G 003 & 004 **Jurisdiction:** City  
**Size of Tract:** 0.36 acres  
**Accessibility:** Access is via W. Jackson Ave., a local street with a 50' right of way and a 30' pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant industrial warehouse  
**Surrounding Land Use:**  
**Proposed Use:** Mixed-use residential and commercial structure. **Density:**  
**Sector Plan:** Central City **Sector Plan Designation:** MU, CBD, GC, & LI  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is located within the Old City portion of the Central Business District of Knoxville that is zoned C-2, C-3, and I-3.

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

**Street:** 200 W Jackson Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial) / D-1 (Downtown Design Overlay)  
**Former Zoning:**  
**Requested Zoning:** C-2 (Central Business District) / D-1 (Downtown Design Overlay)  
**Previous Requests:** The Downtown Design Overlay was placed on the property in 2006 (12-N-06-RZ).  
**Extension of Zone:** Yes, extension of C-2/D-1 to the north, northeast and southwest of the site.  
**History of Zoning:** The Downtown Design Overlay was placed on the property in 2006 (12-N-06-RZ).

### 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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE C-2/D-1 (Central Business/Downtown Design Overlay).

Staff Recomm. (Full):

C-2/D-1 zoning is compatible with surrounding development and zoning pattern and is consistent with the sector plan proposal for this site. C-2/D-1 zoning is also a continuation of the recent trend in this area to permit the conversion of vacant warehouses into mixed-use condominiums. D-1 designation requires review by the Knoxville Downtown Design Review Board prior to issuance of building permits or proposed improvements to existing structures. The Downtown Design Review Board approved this request on 11/26/2007.

Comments:

This site is 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 former JFG Coffee building into a mixed use building with residential and commercial uses. The proposed mixed-use development is permitted under the C-2 zoning district.

### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended C-2/D-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/D-1 zoned property to the north and south of the site.
3. C-2/D-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 traffic that would be generated by retail/residential development of this site.
3. The recommended C-2/D-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: 2/14/2008

Details of MPC action:

Summary of MPC action:

C-2 (Central Business)/D-1 (Downtown Design Overlay)

Date of MPC Approval:

2/14/2008

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:

3/11/2008

Date of Legislative Action, Second Reading: 3/25/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**