

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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File Number: 2-A-12-RZ **Related File Number:**
Application Filed: 12/1/2011 **Date of Revision:**
Applicant: COURTLAND GROUP, LLC

PROPERTY INFORMATION

General Location: North side of Willow Ave., east of S. Central St.
Other Parcel Info.:
Tax ID Number: 95 H A PART OF 002 ZONED I-2/D-1 **Jurisdiction:** City
Size of Tract: 1.19 acres
Accessibility: Access is via Willow Ave., a minor collector street with 47' of pavement width within 65' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Parking lot **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC03)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in the Old City, an area with a mix of businesses, zoned mostly C-2/D-1.

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

Street: 215 Willow Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing & Warehousing) / D-1 (Downtown Design Overlay)
Former Zoning:
Requested Zoning: C-2 (Central Business District) / D-1 (Downtown Design Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-2/D-1 from the north
History of Zoning: No change in base zoning. D-1 overlay was added in 2007 (2-P-07-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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-2 (Central Business) / D-1 (Downtown Design Overlay) zoning.

Staff Recomm. (Full): C-2/D-1 zoning will allow compatible development with the surrounding land uses and zoning. The proposal is consistent with the sector plan and One Year Plan proposals for the property.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. C-2/D-1 zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. Other properties in the area have been rezoned to C-2 as a result of individual requests by property owners in the area. The request is an extension of C-2/D-1 zoning from the north.
3. C-2 zoning allows a wider range of uses than I-2, including residential. C-2 is the primary zoning used for downtown business district development.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-2 zoning district, with complementary office, medical, civic, residential and historical areas, forms the metropolitan center for commercial, financial, professional, governmental and cultural activities. The intent is to protect and improve the central business district for the performance of its primary functions. In addition, uses are discouraged which do not require a central location or would create friction in the performance of functions that should be centralized.
2. The site is currently within the D-1 (Downtown Design Overlay), which will be retained, regardless of the proposed change to the base zoning. The D-1 overlay district is intended to foster attractive and harmonious development and rehabilitation in Downtown Knoxville that reflects the goals of adopted plans, and the principles of the downtown design guidelines. Certain exterior modifications will require review and approval by the downtown design review board prior to issuance of building permits.
3. Based on the above general intent, this area is appropriate for C-2/D-1 zoning.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal will have a minimal, if any, impact on schools.
3. The impact to the street system will depend on the type of uses that are developed at the site. The applicant proposes to construct a new parking lot at this location, which will require use on review approval by MPC. A use on review application with development plan has been filed by the applicant for consideration by MPC at the March 8, 2012 meeting (3-A-12-UR).

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the Central City Sector Plan and the City of Knoxville One Year Plan designate this site within a mixed use special district, eligible for C-2 zoning.
2. Approval of this request could lead to future requests for C-2 zoning on other parcels in the area. These requests will need to be reviewed on a case-by-case basis according to their own merits. Since C-2 zoning does not require on-site parking, the availability of off-site parking will have to be considered as part of any future requests.

Action: Approved

Meeting Date: 2/9/2012

Details of Action:

Summary of Action: C-2 (Central Business District) / D-1 (Downtown Design Overlay)

Date of Approval: 2/9/2012

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: 3/6/2012

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 3/20/2012

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: