

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-A-19-RZ **Related File Number:**
Application Filed: 1/8/2019 **Date of Revision:** 1/28/2019
Applicant: JOHN L. SANDERS, FAIA C/O SANDERS PACE ARCHITECTURE, LLC

PROPERTY INFORMATION

General Location: West side of N. Broadway, south of Rider Ave.
Other Parcel Info.:
Tax ID Number: 69 M L 053 & 051 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Accessed via N. Broadway, a major arterial with 66' of right-of way and 55' of pavement.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Residential use **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD MU-CC7
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Located on an urban arterial corridor with the Oakwood Lincoln Park neighborhood bordering to the west.

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

Street: 3415 N Broadway
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (Gen. Comm.) & O-1 (Office, Med., & Related) / IH-1 (Infill Housing)
Former Zoning:
Requested Zoning: C-3 (General Commercial) / H-1 (Historic Overlay) and Design Guidelines
Previous Requests: None
Extension of Zone: No
History of Zoning: None noted

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE C-3 (General Commercial) zone with a H-1 (Historic) overlay.

Staff Recomm. (Full):

The property has O-1/IH-1 zoning on the back portion of the parcel and C-3 on the front. Rezoning the entire property to C-3 with an H-1 (Historic Overlay) would allow redevelopment to take place, while preserving the historic structure.

On January 17, 2019 the Historic Zoning Commission (HZA) unanimously recommended a H-1 (Historic Overlay) be placed on this property. The HZA determined that the building meets the criteria for a H-1 Landmark Overlay zoning due to its unique mixed-use building type, its representation of pre-World War II development patterns, and its representation of the Art Moderne style, which is unique in the city. The future redevelopment of this property will be subject to the Historic Zoning Commission review.

Design guidelines are required to be adopted with the H-1 overlay zoning. The guidelines approved by the HZA are those of the Secretary of Interior's Standards of Rehabilitation, including the 1992 "Illustrated Guidelines for Rehabilitating Historic Buildings," or any future updates of these standards by the Secretary of Interior.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The site is located on a major arterial (N. Broadway) where C-3 is the predominant zoning district and reinvestment in older structures has taken place.
2. The parcel to west will be used as the parking area for this site and by keeping O-1 zoning on that parcel will maintain a buffer between the single family neighborhood and this C-3 site.
3. The City continues to invest in urban corridors such as Broadway and is encouraging the adaptive reuse of buildings.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The C-3 district is for personal and business services and general retail business. Districts in this category are intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands. Regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Public water and sanitary sewer utilities are available to serve the site.
2. The site already is developed and is on a corridor that has KAT transit, both factors help minimize the impacts on the surrounding areas.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR

ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan and City One Year Plan proposes a Mixed Use Special District which permits C-3 zoning.
2. The site is located within the Urban Growth Area (Inside City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 2/14/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE C-3 (General Commercial) zone with a H-1 (Historic) overlay and dDesign Guidelines.

Date of Approval: 2/14/2019 **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: 3/12/2019 **Date of Legislative Action, Second Reading:** 3/26/2019

Ordinance Number: **Other Ordinance Number References:** O-41-2019

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**