

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-C-14-RZ **Related File Number:**
Application Filed: 12/20/2013 **Date of Revision:**
Applicant: RALPH SMITH PLS

PROPERTY INFORMATION

General Location: Northwest side W. Depot Ave., southwest side N. Central St.
Other Parcel Info.:
Tax ID Number: 94 E F 01601&017 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility: Access is via N Central St., a minor arterial street with 33' of pavement width within 50' of right-of-way; W. Depot Ave., a local street with 32-40' of pavement width within 60' of right-of-way; Ogden St., a local street with 28' of pavement width within 40' of right-of-way; Williams St., a local street with 33' of pavement width within 50' of right-of-way; or an unnamed alley, having 10-18' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Mixed businesses and vacant
Surrounding Land Use:
Proposed Use: Mixed use residential and commercial **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located within an area just north of the Old City and the railroad track along N. Central St. and just south of W. Magnolia Ave and I-40. The area is developed with a mix of uses under industrial and commercial zoning. The Southern Railway Depot is located to the south of the site, across W. Depot Ave.

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

Street: 309 N Central St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing) & C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-2 (Central Business District)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-2 from the southeast
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau
Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-2 (Central Business) zoning.
Staff Recomm. (Full): C-2 zoning for the subject property will allow redevelopment of the site with mixed uses, as proposed by the Magnolia Avenue Corridor Plan. It is an extension of zoning from the south and is consistent with the proposals of the adopted plans for the area.
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. C-2 zoning for the subject property will allow redevelopment of the site with mixed uses, as proposed by the sector plan, as amended by the Magnolia Avenue Corridor Plan.
2. C-2 is an extension of zoning from the south.
3. The site is located within the MA4 area of the Magnolia Avenue Corridor Plan, which specifically lists C-2 as a recommended zone for mixed use development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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. Based on the above general intent, this area is appropriate for C-2 zoning.

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. The proposal is compatible with the surrounding land uses and zoning pattern.
2. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

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, as amended by the Magnolia Avenue Corridor Plan, designates the site within a mixed use special district as part of the MA4 district, consistent with the proposed C-2 zoning. The plan specifically lists C-2 as a recommended zone for mixed use development within this designated area.
2. The City of Knoxville One Year Plan designates the site within the same mixed use special district as the sector plan, consistent with C-2 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 2/13/2014
Details of Action:
Summary of Action: C-2 (Central Business)
Date of Approval: 2/13/2014 **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: 3/4/2014 **Date of Legislative Action, Second Reading:** 3/18/2014
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**