

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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w w w • k n o x m p c • o r g

File Number: 2-D-14-RZ **Related File Number:**
Application Filed: 12/20/2013 **Date of Revision:**
Applicant: KNOX COUNTY GOVERNMENT

PROPERTY INFORMATION

General Location: Northeast side N. Central St., northwest side E. Fifth Ave., southwest side Lamar St., southeast side E. Fourth Ave.

Other Parcel Info.:

Tax ID Number: 94 D H 005 **Jurisdiction:** City

Size of Tract: 1.9 acres

Accessibility: Access is via E. Fifth Ave., a major arterial street with 48' of pavement width within 75' of right-of-way; N. Central St., a minor arterial street with 40' of pavement width within 60' of right-of-way; Lamar St., a local street with 34' of pavement width within 50' of right-of-way; or E. Fourth Ave., a local street with 40' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant school

Surrounding Land Use:

Proposed Use: Independent living for persons over 62 (100 units proposed) **Density:**

Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC01)

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

Neighborhood Context: The old Knoxville High School is located on the subject property. Residential, commercial and office uses are in the surrounding area, zoned C-2, C-3 and O-1.

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

Street: 101 E Fifth Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) / H-1 (Historic Overlay)

Former Zoning:

Requested Zoning: C-2 (Central Business District) / H-1 (Historic Overlay)

Previous Requests: None noted

Extension of Zone: Not an extension of C-2, but there are other C-2 zoned properties nearby.

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) / H-1 (Historical Overlay) zoning.

Staff Recomm. (Full): C-2 zoning for the subject property will allow redevelopment of the building for mixed uses, including residential, as proposed by the Broadway-Central-Emory Place Small Area Plan. The proposal is similar to previously approved tracts of C-2 zoning in the area that were previously zoned C-3.

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 building for mixed uses, including residential, as proposed by the sector plan, as amended by the Broadway-Central-Emory Place Small Area Plan.
2. The proposal is similar to previously approved tracts of C-2 zoning in the area that were previously zoned C-3.
3. The site is located within the Downtown North area of the Broadway-Central-Emory Place Small Area 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.
3. The H-1 zoning overlay will remain in place. New construction on the exterior of the building will be subject to review by the Knoxville Historic Zoning Commission. The designation report associated with the site's H-1 overlay is attached.

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.
3. According to the rezoning application, the applicant intends to redevelop the old Knoxville High School building into an independent living facility for persons over the age of 62. This use would not be permitted in the current C-3 zone, but is a permitted use in the requested C-2 zoning district.
4. Because of the H-1 (Historical Overlay) on the property, the Knoxville Historic Zoning Commission will be required to review and proposed changes to the exterior of the building.

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 Broadway-Central-Emory Place Small Area Plan, proposes mixed uses for the site as part of the Downtown North 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. The section of the plan that addresses this area is attached to this report.
2. The City of Knoxville One Year Plan also proposes the same mixed uses as the sector plan, consistent with the proposed 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) / H-1 (Historic Overlay) zoning.

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:**