

# 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-K-06-RZ                      **Related File Number:**  
**Application Filed:** 1/6/2006              **Date of Revision:**  
**Applicant:** JOHN LYNCH SANDERS, AIA  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side S. Broadway, southeast side W. Jackson Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 E J 048                      **Jurisdiction:** City  
**Size of Tract:** 0.89 acre  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Gasoline/service station (out of business)  
**Surrounding Land Use:**  
**Proposed Use:** Rental car business                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Mixed Uses  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** All of the parcels located at this intersection are developed with office or commercial uses under C-2, C-3, I-3 or C-6 zoning.

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

**Street:** 100 S Broadway  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-2 (Central Business District)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of C-3 from the north and east  
**History of Zoning:** None noted for this site

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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.): APPROVE C-2 (Central Business) zoning.

Staff Recomm. (Full): C-2 zoning is a logical extension of zoning from the south, east and west and is consistent with both the One Year Plan and sector plan proposals for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-2 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The majority of properties in the surrounding area to the south are zoned C-2, including properties on three sides of the subject property.
3. C-2 zoning is consistent with the mixed use proposal on the sector plan and the central business district designation on the One Year Plan.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The recommended C-2 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. The Knoxville Building Inspection Bureau has determined that the proposed rental car business may not be developed on this site under the current C-3 zoning, which has led to this application. Staff recommends that any rental vehicles being stored on-site be screened from view from Jackson Ave. and S. Broadway for both aesthetic and security reasons.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes mixed uses for this site, consistent with the proposed C-2 zoning.
2. The City of Knoxville One Year Plan proposes central business district uses for the site, consistent with the proposed C-2 zoning.
3. This request could lead to future rezoning requests for C-2 zoning on other non C-2 zoned properties in the surrounding area, consistent with the One Year Plan proposal for central business and mixed uses.

MPC Action: Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: Approval of C-2 (Central Business District)

Date of MPC Approval: 2/9/2006

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: 3/14/2006

Date of Legislative Action, Second Reading: 3/28/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**