CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 2-N-04-RZ Related File Number:

Application Filed: 1/21/2004 Date of Revision:

Applicant: SOUTHERN EQUITY ADVISORS, LLC

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side White Ave., west side Seventeenth St.

Other Parcel Info.:

Tax ID Number: 94 N J 016 OTHER: 108CD023.01 Jurisdiction: City

Size of Tract: 3.9 acres

Accessibility: Access is via White Ave., a two lane one way local street with 32' of pavement within a 40' right-of-way

and Seventeenth St., a four-lane minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Closed restaurant and surface parking lot

Surrounding Land Use:

Proposed Use: Condos and retail uses Density:

Sector Plan: Central City Sector Plan Designation:

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

Neighborhood Context: This site is part of the UT campus neighborhood that includes housing, retail and office uses within C-

3,C-7, O-1 and O-2 zones. Some properties have an NC-1 overlay to protect the history and scale of

the neighborhood.

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

Street: 1717 White Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) & NC-1 (Neighborhood Conservation Overlay)

Former Zoning:

Requested Zoning: C-7 (Pedestrian Commercial) & NC-1 (Neighborhood Conservation Overlay)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: Property was zoned C-3 in the 1970's

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 12:31 PM Page 1 of 3

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-7 (Pedestrian Commercial) zoning and retain NC-1 (Neighborhood Conservation Overlay)

for the western portion of the site

C-7 zoning is consistent with other commercial zoning found in the area. Retaining the NC-1 Overlay for Staff Recomm. (Full):

the western portion of the property will allow redevelopment of this entire site under C-7 zoning with Historic Zoning Commission approval. The sector plan proposes low and medium density uses for this

property.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

> 1. The adjacent properties to the north and southwest are already zoned C-7. The proposal will allow this site to be used for pedestrian commercial uses.

2. C-7 zoning is a logical extension of the zoning from the north and southwest.

3. Development permitted under C-7 zoning would be compatible with the scale and intensity of the

surrounding development and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposal will have a minimal impact on streets and schools.

3. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on adjacent properties.

4. Retaining the NC-1 Overlay for the western portion of the site will require the review of any development proposal for the site by the Historic Zoning Commission prior to development. The Historic Zoning Commission should have the opportunity to consider design solutions for new construction that is linked to designated buildings. The existing structure is also part of the Ft. Sanders National Register Historic District.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Sector Plan proposes low and medium density residential use for this C-3 zoned site and the adjoining C-7 commercial development to the north.

2. The site is located within the Urban Growth Area (Inside the City) of the Knoxville-Knox County-Farragut Growth Policy Plan.

3. This request should not lead to similar requests in the future because the adjacent properties to the west are shown for office use already zoned O-1 with a Neighborhood Conservation Overlay.

4. The NC-1 overlay should be maintained at this location to ensure that new development is consistent

with the design objectives of the Ft. Sanders Neighborhood Conservation District

MPC Action: Approved MPC Meeting Date: 2/12/2004

Details of MPC action:

APPROVE C-7 (Pedestrian Commercial) & NC-1 (Neighborhood Conservation Overlay) **Summary of MPC action:**

Date of MPC Approval: 2/12/2004 Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

1/31/2007 12:31 PM Page 2 of 3 Date of Legislative Action: 3/16/2004 Date of Legislative Action, Second Reading: 3/30/2004

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:31 PM Page 3 of 3