

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-P-07-RZ **Related File Number:**
Application Filed: 1/24/2007 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: Southern boundary is Tennessee River, to the west generally one parcel deep off of Henley St & S Broadway, to the north the Norfolk Southern RR (with the extension of one parcel east & west of Gay St. to Magnolia Ave), and to the east James White ROW

Other Parcel Info.:

Tax ID Number: 999 9999 **Jurisdiction:** City

Size of Tract: 415 acres

Accessibility: N/A

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, Residential, Office, Industrial

Surrounding Land Use:

Proposed Use: Same **Density:**

Sector Plan: Central City **Sector Plan Designation:**

Growth Policy Plan: Urban Growth Area

Neighborhood Context: Properties are located generally within the Central Business Improvement District, surrounded by a variety of commercial, industrial, office and residential uses, with the Tennessee River to the south.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business), R-3 (High Density Residential), RP-3 (Planned Residential), O-2 (Civic & Institutional), C-3 (General Commercial), I-2 (Restricted Manufacturing & Warehousing), I-3 General Industrial, H-1 (Historic Overlay)

Former Zoning:

Requested Zoning: Current Zones with D-1 (Downtown Design Overlay) and adoption of Downtown Design Guidelines

Previous Requests:

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Carberry

Staff Recomm. (Abbr.): APPROVE D-1 (Downtown Design Overlay) District and ADOPT the Downtown Design Guidelines

Staff Recomm. (Full): The Guidelines have been drafted to respect the existing downtown qualities, community desires and to provide provisions for both public and private improvements. The Downtown Improvement Strategy (March 2005) made the recommendation for downtown design guidelines.

Comments: The MPC Staff, working with the Downtown Design Guidelines Committee (appointed by Mayor Haslam) and City Policy Development Staff has researched and constructed design guidelines to define expectations of citizens, visitors, and developers and to allow flexibility, while fostering high-quality design. As noted in Appendix E, extensive meetings have been held with investors, owners, and individuals interested in downtown. The existing buildings, public streets, sidewalks and open spaces, with the exception of H-1 Historic Overlay properties, will be protected by the design guidelines, which also provide a framework for new construction on vacant lots.

In December 2006, MPC Commissioners recommended that Section 26 (D-1 Downtown Design Overlay) be adopted, establishing the opportunity to create a Downtown Design Overlay District. This new section of the zoning ordinance has been approved by City Council on second reading January 30, 2007.

The consideration before Commissioners at this time is to recommend adoption of this ordinance, creating the overlay district boundaries (see the attached map) and recommend the Downtown Knoxville Design Guidelines for adoption.

MPC Action: Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:

Summary of MPC action: current zonings with D-1 Downtown Design Overlay and adopting the Downtown Design Guidelines

Date of MPC Approval: 2/8/2007

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: 3/13/2007

Date of Legislative Action, Second Reading: 3/27/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Amended section 4.26.E, D-1 Downtown Design Overlay district to clarify the Design Review Board's function

Date of Legislative Appeal:

Effective Date of Ordinance: