

# 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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 2-Q-04-RZ                      **Related File Number:**  
**Application Filed:** 1/26/2004              **Date of Revision:**  
**Applicant:** DAMON A. FALCONNIER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side N. Broadway, southwest side N. Central St. southeast side Jennings Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 D P 001,2,5,6,9,12,13                      **Jurisdiction:** City  
**Size of Tract:** 5 acres  
**Accessibility:** Access is via N. Broadway, a four lane major arterial street within 60' of right of way, via Jennings Ave., a local street with 32' of pavement width and 50' of right of way, or via Stone St., a local street with 19' of pavement width and 35' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Businesses  
**Surrounding Land Use:**  
**Proposed Use:** Businesses                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area around the intersection of N. Broadway and N. Central St. is developed with commercial businesses under C-3 zoning.

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

**Street:**  
**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:** Businesses  
**Extension of Zone:** No  
**History of Zoning:** A One Year Plan amendment was approved by MPC in January 2004. (1-K-04-PA)

### 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:** Ken Pruitt

**Staff Recomm. (Abbr.):** APPROVE C-2 (Central Business) zoning

**Staff Recomm. (Full):** C-2 zoning is consistent with the commercial development in this area of N. Broadway. The sector plan proposes commercial and mixed uses for this area.

**Comments:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site and other properties in the area are currently developed with uses consistent with the C-2 zoning.
2. The Central City Sector Plan proposes mixed uses for part of this site. The C-2 (Central Business) zone allows for a wide range of uses.
3. The sector plan also encourages the creation of mixed use districts adjacent to the downtown, where appropriate. This site is located about 1000 feet from the northern edge of the main downtown CBD designation, and about 630 feet from another CBD sub-area in the 5th Avenue-Emory Place area, on the east side of N. Broadway.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. There will be no impact on schools and minimal impact on streets.
3. The C-2 zoning allows denser development with decreased building setbacks and no on-site parking. It should be noted that the proposed warehouses and storage are prohibited under C-2 zoning, except as necessary to a permitted principal use. Storage of goods, except in completely enclosed buildings, is also prohibited. Staff has informed the applicant of this issue. The developer will have to work with the City of Knoxville Building Inspection Bureau to get permits for any new development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes mixed use and commercial use of this site, consistent with the request.
2. The City of Knoxville One Year Plan proposes general commercial use for the property. MPC recommended a One Year Plan amendment to CBD for this site at the January, 2004, meeting.
3. Staff would anticipate that there will be further requests for CBD designations in the areas along N. Broadway and south of N. Central St. At this point, the CBD designation would not be appropriate to the north of N. Central St. This proposal provides a logical stopping point for the CBD designation going north.

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

**Details of MPC action:**

**Summary of MPC action:** APPROVE C-2 (Central Business)

**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

**Date of Legislative Action:** 3/16/2004 **Date of Legislative Action, Second Reading:** 3/30/2004

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**