

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

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
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www.knoxmpc.org

File Number: 3-B-10-OB **Related File Number:**
Application Filed: 2/22/2010 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 **Jurisdiction:**
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Modifications to the D-1 Downtown Design Guidelines to add World's Fair Park area to the Boulevard Section and other related changes.

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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.: Modifications to the D-1 Downtown Design Guidelines to add World's Fair Park area to the Boulevard Section and other related changes.

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): The Board recommends that the area rezoned to D-1 district in World's Fair Park, be designated as the "Boulevard District" on "The Districts" map in the Design Guidelines.

Staff Recomm. (Full):

Comments:

BACKGROUND:

On May 18, 2010, City Council rezoned a portion of World's Fair Park to place the D-1 (downtown design overlay) district over the existing C-2 zone (see hatched area on Attachment 1). With this rezoning, all of World's Fair Park is now covered by the D-1 overlay district.

Once an area is added to the D-1 district it must receive a "District" designation because there are four districts within the Downtown Knoxville Design Guidelines (the Guidelines) which have specific design requirements. The four districts are: Boulevard, Traditional Grid, Warehouse, and Promenade. These districts can be viewed in more detail in the Guidelines which are located at the following website: <http://archive.knoxmpc.org/plans/dguides/downtown.pdf>

OVERVIEW:

The district boundaries are shown in Attachment 2, "The Districts" map. The Downtown Design Review Board (the Board) reviewed the area that was added to the D-1 district to determine which district is most appropriate. The surrounding development and adjacent district designations were taken into consideration.

The adjacent district is the Boulevard District, which covers the Convention Center and balance of World's Fair Park. This district recognizes development patterns that have lawns or landscaped area between the building and the sidewalk, and allows small monument signs within the lawn area. This type of development is typical of this area of World's Fair Park and was determined appropriate for a park setting.

Action: Approved

Meeting Date: 7/8/2010

Details of Action:

Summary of Action: The Board recommends that the area rezoned to D-1 district in World's Fair Park, be designated as the "Boulevard District" on "The Districts" map in the Design Guidelines.

Date of Approval: 7/8/2010

Date of Denial:

Postponements: 3/11/2010&6/10/2010

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: MPC

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: