

# 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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**File Number:** 3-B-14-RZ                      **Related File Number:**  
**Application Filed:** 1/10/2014              **Date of Revision:**  
**Applicant:** THE COURTLAND GROUP LLC

### PROPERTY INFORMATION

**General Location:** Southeast side W. Magnolia Ave., southwest side N. Central St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 E F 012 & 013                      **Jurisdiction:** City  
**Size of Tract:** 0.54 acres  
**Accessibility:** Access is via W. Magnolia Ave., a minor collector street within the large right-of-way of I-40. The property also has access to N. Central St., a minor arterial street with 36' of pavement width within 50' of right-of-way, or Ogden St., a local street with 28' of pavement width within 40' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Warehouse and retail  
**Surrounding Land Use:**  
**Proposed Use:** Apartments and retail                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MU  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of commercial and light industrial uses under I-2 and C-3 zoning.

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

**Street:** 110 W Magnolia Ave  
**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:** 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:** Michael Brusseau

**Staff Recomm. (Abbr.):** RECOMMEND that City Council APPROVE C-2 (Central Business) zoning.

**Staff Recomm. (Full):** C-2 zoning for the subject property will allow redevelopment of the site with mixed uses, as proposed by the Magnolia Avenue Corridor Plan. It is an extension of zoning from the south and is consistent with the proposals of the adopted plans for the area.

**Comments:** REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. C-2 zoning for the subject property will allow redevelopment of the site with mixed uses, as proposed by the sector plan, as amended by the Magnolia Avenue Corridor Plan.
2. C-2 zoning for this property is comparable to other properties to the south and west, that have been rezoned C-2, to allow a greater mix of uses.
3. The site is located within the MA4 area of the Magnolia Avenue Corridor Plan, which specifically lists C-2 as a recommended zone for mixed use development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The C-2 zoning district, with complementary office, medical, civic, residential and historical areas, forms the metropolitan center for commercial, financial, professional, governmental and cultural activities. The intent is to protect and improve the central business district for the performance of its primary functions. In addition, uses are discouraged which do not require a central location or would create friction in the performance of functions that should be centralized.
2. Based on the above general intent, this area is appropriate for C-2 zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal is compatible with the surrounding land uses and zoning pattern.
2. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan, as amended by the Magnolia Avenue Corridor Plan, designates the site within a mixed use special district as part of the MA4 district, consistent with the proposed C-2 zoning. The plan specifically lists C-2 as a recommended zone for mixed use development within this designated area.
2. The City of Knoxville One Year Plan designates the site within the same mixed use special district as the sector plan, consistent with C-2 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved

**Meeting Date:** 3/13/2014

**Details of Action:**

**Summary of Action:** C-2 (Central Business)

**Date of Approval:** 3/13/2014

**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:** 4/15/2014

**Date of Legislative Action, Second Reading:** 4/29/2014

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**