

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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: 4-B-08-PA **Related File Number:** 4-I-08-RZ
Application Filed: 3/7/2008 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: Northwest side Church Ave., between S. Central St. and S. Hall of Fame Dr.
Other Parcel Info.:
Tax ID Number: 95 I B 006 OTHER: AND PUBLIC RIGHTS OF WAY **Jurisdiction:** City
Size of Tract: 1.84 acres
Accessibility: Access is via Church Ave., and Hall of Fame Dr., major and minor collector streets with 3 and 4 traffic lanes respectively.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant building
Surrounding Land Use:
Proposed Use: A new transit facility for the City of Knoxville and Knoxville Area Transit **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within the central business district of Knoxville that includes retail, office and service businesses that have occurred under C-2, C-3, O-1 and O-2 zones

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

Street: 301 E Church Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-2 (Central Business District)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
Requested Plan Category: CBD (Central Business District)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE the CBD (Central Business District) designation

Staff Recomm. (Full):

This zone will allow the City's new public transit facility to proceed while providing the building setback flexibility needed.

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.

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.

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 Office, Open Space and Public use for the property.

MPC Action:

Approved

MPC Meeting Date: 4/10/2008

Details of MPC action:

Summary of MPC action:

CBD (Central Business District)

Date of MPC Approval:

4/10/2008

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:

5/6/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: