CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-C-16-RZ Related File Number:

Application Filed: 2/2/2016 **Date of Revision:**

Applicant: BRIAN HANN



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side of McCalla Ave., west side of Willow Ave.

Other Parcel Info.:

Tax ID Number: 95 A J 003 Jurisdiction: City

Size of Tract: 0.6 acres

Accessibility: Access is via McCalla Ave., a minor collector street with 36' of pavement width within 55' of right-of-

way, and Willow Ave., a minor collector street with 48' of pavement width within 62' of right-of-way. The site is within walking and biking distance to downtown and the university, and is near several transit

routes.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use: Mixed use, residential and commercial Density:

Sector Plan: Central City Sector Plan Designation: MU-SD CC-3

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The property is located in the area east of the Old City that includes a mix of commercial and

warehousing uses.

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

Street: 1150 McCalla Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)

Former Zoning:

Requested Zoning: C-2 (Central Business District)

Previous Requests:

Extension of Zone: No

History of Zoning:

PLAN INFORMATION (where applicable)

8/25/2016 10:29 AM Page 1 of 3

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 Reynolds

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 not an extension of zoning but 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 Central City Sector Plan.

2. C-2 zoning for this property is compatible with the surrounding commercial and warehousing uses in the area. The property owner of the subject property also owns the nearby I-3 (General Industrial) property that is currently used for open storage.

3. The site is located within the MA5 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.
- 3. This project is proposing to have some on-site parking even though C-2 zoning does not require parking. There is currently lots of opportunity for on-street parking, however, if additional properties in the area are rezoned C-2 this could lead a shortage of parking in the area though unlikely in the near term.

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 designates the site a Mixed Use Special District (MU-CC3) which allows consideration of the C-2 district.
- 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.

8/25/2016 10:29 AM Page 2 of 3

Action: Approved Meeting Date: 4/14/2016

Details of Action:

Summary of Action: C-2 (Central Business District) zoning.

Date of Approval: 4/14/2016 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: 5/10/2016 Date of Legislative Action, Second Reading: 5/24/2016

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

8/25/2016 10:29 AM Page 3 of 3