

CASE SUMMARY
APPLICATION TYPE: REZONING
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-C-18-RZ **Related File Number:** 4-B-18-PA
Application Filed: 1/29/2018 **Date of Revision:**
Applicant: JOHN L. SANDERS, AIA C/O PARKRIDGE GROUP LLC

PROPERTY INFORMATION

General Location: South side Washington Ave, east side Mitchell St.
Other Parcel Info.:
Tax ID Number: 82 P F 00301 & 00302 **Jurisdiction:** City
Size of Tract: 0.98 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Business/manufacturing
Surrounding Land Use:
Proposed Use: Mixed uses (retail, office, residential, restaurant) **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC4)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1504 Washington 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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (MU-CC4)
Requested Plan Category: MU-UC (Mixed Use - Urban Corridor)

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, subject to one condition.

Staff Recomm. (Full): 1. If a new building is proposed, either in the location of an existing building or surface parking lot, use on review approval by MPC shall be required before issuance of any building permits.

With the recommended condition, C-2 zoning will allow the redevelopment of this unused site with compatible mixed uses, similar to the mix of uses in the surrounding area. There is a nearby C-2 zoned site to the southwest between Sixth Ave and the railroad right-of-way. There is less opportunity for neighborhood unfriendly uses with C-2 uses, compared to C-3. This rezoning will create a small node anchoring the residential district providing a mixed use of services for the neighborhood.

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 this site will allow the existing building to be used for a mix of uses, including residential.
2. C-2 uses are compatible with the surrounding land use and zoning pattern.
3. C-2 zoning is appropriate for this site, which is adjacent to other more intense uses and zoning, and has access to a minor collector street.

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, commercial, financial, professional, governmental, and cultural activities. 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 site is appropriate to be rezoned to C-2.

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 recommended C-2 zoning is compatible with the surrounding land uses and zoning pattern.
2. C-2 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the City or County.
3. The existing minor collector street is adequate to handle any additional traffic generated by allowing C-2 uses on the site.

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. With the recommended amendment to the City of Knoxville One Year Plan to MU-UC on the accompanying application (4-B-18-PA), C-2 zoning would be consistent with the plan.
2. With the recommended amendment to the Central City Sector Plan to MU-UC on the accompanying application (4-B-18-SP), C-2 zoning would be consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended C-2 zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 4/12/2018

Details of Action: 1. If a new building is proposed, either in the location of an existing building or surface parking lot, use on review approval by MPC shall be required before issuance of any building permits.

Summary of Action: C-2 (Central Business) zoning, subject to one condition.

Date of Approval: 4/12/2018 **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: 5/8/2018 **Date of Legislative Action, Second Reading:** 5/22/2018

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:**