

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 4-F-16-RZ
Application Filed: 2/19/2016
Applicant: FARIS EID

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of E. Jackson Ave., southwest of Morgan St.
Other Parcel Info.:
Tax ID Number: 95 H A 024 **Jurisdiction:** City
Size of Tract: 5845 square feet
Accessibility: Access is via W. Jackson Avenue, a local street, with 35 ft. of pavement width, with a right-of-way of 45 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Office and warehouse
Surrounding Land Use:
Proposed Use: Commercial and office **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD CC-3
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The subject property is located in the Old City section of Downtown Knoxville. Many of the surrounding properties have been redeveloped with restaurants, residences, offices, shops, and other uses that would normally be found in a downtown area.

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

Street: 121 E Jackson Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing) / D-1 (Downtown Design Overlay)
Former Zoning:
Requested Zoning: C-2 (Central Business District) / D-1 (Downtown Design Overlay)
Previous Requests: The D-1 (Downtown Design Overlay) district was added to property in 2007.
Extension of Zone: Yes, from the south and east
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-2 (Central Business)/D-1 (Downtown Design Overlay) zoning.

Staff Recomm. (Full): The requested C-2 zoning is consistent with the Central City Sector Plan and the One Year Plan designations for these properties, in an area where mixed use development and redevelopment is encouraged. The D-1 overlay designation will ensure that any proposal for the property will be compatible with the design of surrounding structures and consistent with the Downtown Knoxville Design Guidelines.

Comments: The rezoning request will allow the use of the subject properties consistent with the mixed use development pattern that characterizes the Old City and the greater downtown area.

REZONING REQUIREMENTS FROM THE ZONING ORDINANCE (must meet all of these):

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

1. Over the last several years, property owners and developers have requested the rezoning of properties in the downtown area to C-2 to allow development or redevelopment consistent with the area's mixed use development pattern. The C-2 zone is exclusively a central business district zoning classification.
2. The proposed change in zoning is consistent with the Central City Sector Plan and the One Year Plan for the area in which these properties are located.

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

1. The C-2 zone is the city's exclusive central business district zoning classification, which allows a mix of uses that one would find in a downtown location.
2. The D-1 (Downtown Design) overlay was established to guide development/redevelopment proposals in a manner that would be consistent with the scale and design of the existing development pattern.

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 requested C-2 zoning with the D-1 overlay will permit uses compatible with the scale and design of surrounding properties and will have little to no impact on the area.
2. Public water and sewer are available to serve this site, and the proposal is consistent with the surrounding zoning pattern.
3. Public parking is available on-street and under James White Parkway, and there are several nearby private parking facilities.

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 this site Mixed Use Special District (MU-CC3) which allows consideration of the C-2 zone, consistent with proposal.
2. The One Year Plan designates this site for Mixed Use Special District (MU-CC3) which allows consideration of the C-2 zone, consistent with this proposal.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

4. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 4/14/2016

Details of Action:

Summary of Action: C-2 (Central Business District)/D-1 (Downtown Design Overlay) 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": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**