

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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www.knoxmpc.org

File Number: 4-J-05-RZ **Related File Number:**
Application Filed: 3/14/2005 **Date of Revision:**
Applicant: CITYSCAPE DEVELOPMENT GROUP
Owner:

PROPERTY INFORMATION

General Location: Northwest side W. Jackson Ave., southwest of N. Gay St.
Other Parcel Info.:
Tax ID Number: 94 E J 00101 **Jurisdiction:** City
Size of Tract: 2.59 acres
Accessibility: Access is via W. Jackson Ave., a local street with 32' of pavement within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Multi-family residential **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located within the Knoxville Central Business District which consists of established businesses that have developed under C-2, C-3 and I-3 zones.

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

Street: 401 W Jackson Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial) and C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: C-2 (Central Business District)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned C-2 in recent years for downtown redevelopment.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 C-2 (Central Business District) zoning

Staff Recomm. (Full):

C-2 zoning is consistent with surrounding zoning and development. The sector plan proposes MU (Mixed Use) (LI/CBD) for this site.

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 district.
2. The sector plan encourages mixed use development for the Jackson Ave. area. C-2 zoning allows for a wide range of uses.
3. This site is located in the northern portion of downtown and an area where other properties are zoned C-2.
4. The proposal for using this property for residential use is in conformance with C-2 zoning. Other surrounding properties have residential uses within the C-2 zoning district.
5. The C-2 zone allows denser development with decreased building setbacks, similar to downtown development. Much of the development in this area would be more consistent with downtown C-2 zoning than the current I-3 zone.
6. The C-2 zoning will allow the site to be redeveloped for residential use, consistent with the Crandall/Arambula Plan for Downtown Knoxville.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. There will be minimal impact on schools and streets.
3. The uses permitted under C-2 zoning are compatible with surrounding development, so impact to surrounding properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed use of light industrial or commercial development for the property.
2. The Central City Sector Plan proposes commercial uses for the site, consistent with C-2 zoning.
3. Staff anticipates that there will be future requests for C-2 zoning in this area as redevelopment in the area continues to occur.

MPC Action:

Approved

MPC Meeting Date: 4/14/2005

Details of MPC action:

Summary of MPC action:

APPROVE C-2 (Central Business District)

Date of MPC Approval:

4/14/2005

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:

5/10/2005

Date of Legislative Action, Second Reading: 5/24/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: