

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-K-14-RZ **Related File Number:**
Application Filed: 2/25/2014 **Date of Revision:**
Applicant: ANTHONY P. CAPIELLO, JR.

PROPERTY INFORMATION

General Location: East side Henley St., north of W. Hill Ave.
Other Parcel Info.:
Tax ID Number: 94 M D 031 **Jurisdiction:** City
Size of Tract: 5360 square feet
Accessibility: Access is via Henley St., a major arterial street with 4 lanes within 95'm of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot
Surrounding Land Use:
Proposed Use: Covered parking with 14 spaces **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is at the northeast end of the Henley St. Bridge, wedged between the Lord Linsey Mansion, Hampton Inn and a large four story residence, at the southern end of downtown. Surrounding zoning includes C-2 and R-3 with either a D-1 or H-1 zoning overlay.

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

Street: 912 Henley St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-3 (High Density Residential) / D-1 (Downtown Design Overlay)
Former Zoning:
Requested Zoning: C-2 (Central Business District) / D-1 (Downtown Design Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension C-2 from the north and east
History of Zoning: None noted

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: Michael Brusseau

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

Staff Recomm. (Full): Approval of the requested rezoning will allow a mix of uses rather than strictly residential, consistent with the mixed use proposal on the sector plan. The proposal is an extension of zoning from two sides and is also consistent with the One Year Plan which calls for Central Business District uses.

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/D-1 zoning for the subject property is consistent with adjacent uses, allowing mixed use development. C-2 is a mixed use zoning that will allow other uses in addition to residential.
2. C-2/D-1 zoning is the most appropriate zone for properties located in CBD (Central Business District) designated areas.
3. The proposal is an extension of zoning from two sides.

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. The site is currently within the D-1 (Downtown Design Overlay), which will be retained, regardless of the proposed change to the base zoning. The D-1 overlay district is intended to foster attractive and harmonious development and rehabilitation in Downtown Knoxville that reflects the goals of adopted plans, and the principles of the Downtown Design Guidelines. Certain exterior modifications will require review and approval by the Downtown Design Review Board prior to issuance of building permits.
3. Based on the above general intent, this area is appropriate for C-2/D-1 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. C-2/D-1 zoning is compatible with surrounding development and should have minimal impact on adjacent properties.
2. The impact on the street system will depend on the type of development proposed. The site is currently used for surface parking.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
4. Public water and sewer utilities are available to serve 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. The Central City Sector Plan proposes Mixed Uses for the site, consistent with the proposed C-2/D-1 zoning.
2. The City of Knoxville One Year Plan proposes CBD (Central Business District) uses for the site, consistent with the proposed C-2/D-1 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.

Action: Approved **Meeting Date:** 4/10/2014

Details of Action:

Summary of Action: C-2 (Central Business) / D-1 (Downtown Design Overlay)

Date of Approval: 4/10/2014 **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: 5/13/2014

Date of Legislative Action, Second Reading: 6/24/2014

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": 5/27/14 postponed until 6/24/14

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: