

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-L-19-RZ **Related File Number:**
Application Filed: 2/25/2019 **Date of Revision:**
Applicant: CHRISTOPHER KING

PROPERTY INFORMATION

General Location: West side of State Street, North of Summit Hill Drive
Other Parcel Info.:
Tax ID Number: 94 E G 005 **Jurisdiction:** City
Size of Tract: 0.17 acres
Accessibility: This site is located between the 100 block of Gay Street and the Old City portions of the Central Business District of Knoxville that is zoned C-2, C-3, and I-3. The uses include commercial ground floor uses and upper story residential.

GENERAL LAND USE INFORMATION

Existing Land Use: Business
Surrounding Land Use:
Proposed Use: Assembly for plays & concerts **Density:**
Sector Plan: Central City **Sector Plan Designation:** Building Additions
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located between the 100 block of Gay Street and the Old City portions of the Central Business District that is zoned C-2, C-3, and I-3. The uses include commercial and office ground floor uses and upper story residential.

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

Street: 111 State St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial / D-1 (Downtown Design Overlay)
Former Zoning:
Requested Zoning: C-2 (Central Business District) / D-1 (Downtown Design Overlay)
Previous Requests: 2-P-07-RZ
Extension of Zone: Yes
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.:

PLANNING COMMISSION 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).

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

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 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 intended to be used within central business district and allows a mix of uses found downtown.
2. The D-1 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 design 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.

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 and One Year Plan classify this site as Regional Mixed Use Center, which allows consideration of the C-2 zone, consistent with proposal.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 4/11/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE C-2 (Central Business) / D-1 (Downtown Design Overlay).

Date of Approval: 4/11/2019

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: 5/7/2019

Date of Legislative Action, Second Reading: 5/21/2019

Ordinance Number:

Other Ordinance Number References: O-75-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: