

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-A-18-RZ **Related File Number:**
Application Filed: 3/22/2018 **Date of Revision:**
Applicant: KNOXVILLE PRESERVATION AND DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Southeast side W. Oklahoma Ave., southwest side N. Central St.
Other Parcel Info.:
Tax ID Number: 81 N H 00801 **Jurisdiction:** City
Size of Tract: 0.93 acres
Accessibility: Access is via N. Central St., a minor arterial street with 48' of pavement width within 80' of right-of-way, or W. Oklahoma Ave., a local street with 40' of pavement width within 65' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC2)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial and light industrial uses under C-3 and I-2 zoning.

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

Street: 108 W Oklahoma Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) and I-2 (Restricted Manufacturing & Warehousing)
Former Zoning:
Requested Zoning: C-2 (Central Business District)
Previous Requests: None noted
Extension of Zone: No
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 (General Business) zoning, subject to one condition.

Staff Recomm. (Full): 1. MPC use on review approval of complete development plans for the site shall be required before any new uses or development are permitted. Development plans will need to meet development and design criteria of the Central City Sector Plan and the Broadway-Central-Emory Place Small Area Plan.

The sector plan proposes mixed uses for the site. C-2 is the only true mixed use zoning district currently available in the current City Ordinance. Although this site is located outside of the central business area, it is appropriate for C-2 zoning with the recommended conditions that will insure that the development meets sector plan development criteria for the area. The current zoning of the area makes most existing structures non-conforming.

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. With the recommended condition, staff is of the opinion that the proposed rezoning meets the intent of the sector plan proposal for the area.
2. Both the sector plan and One Year Plan propose mixed uses for the site, consistent with the proposed C-2 zoning.
3. C-2 zoning is appropriate for this site, which is adjacent to commercial, office and light industrial zoning in an area designated on the sector plan for mixed uses.

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 County.
3. N. Central St. is classified as a minor arterial street, adequate to handle any additional traffic generated by allowing general mixed 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. The City of Knoxville One Year Plan proposes mixed uses for the site, consistent with C-2 zoning.
2. The Central City Sector Plan proposes mixed uses for the site, consistent with C-2 zoning.
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: 5/10/2018

Details of Action: 1. MPC use on review approval of complete development plans for the site shall be required before any new uses or development are permitted. Development plans will need to meet development and design criteria of the Central City Sector Plan and the Broadway-Central-Emory Place Small Area Plan.

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

Date of Approval: 5/10/2018 **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:	6/5/2018	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved (Emergency)	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: