

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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File Number: 5-E-17-RZ

Related File Number:

Application Filed: 3/24/2017

Date of Revision:

Applicant: BRIAN HANN

PROPERTY INFORMATION

General Location: Northwest side Worlds Fair Park Dr., southwest side Oak Ave.

Other Parcel Info.:

Tax ID Number: 94 L B 002

Jurisdiction: City

Size of Tract: 10000 square feet

Accessibility: Access is via World's Fair Park Dr., a local street with 28' of pavement width within 40-60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Keener lighting building

Surrounding Land Use:

Proposed Use: Mixed use - residential and commercial

Density:

Sector Plan: Central City

Sector Plan Designation: MU-RC

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located on the northern end of the downtown district in an area with a mix of uses under C-3, I-3, RP-3 and C-2 zoning.

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

Street: 701 Worlds Fair Park Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)

Former Zoning:

Requested Zoning: C-2 (Central Business District)

Previous Requests: None noted

Extension of Zone: Yes, extension of C-2 from the south

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) zoning.

Staff Recomm. (Full):

The proposed C-2 zoning is consistent with the One Year and sector plan proposals for the property and will allow more flexibility in the redevelopment of the site and building.

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. The property is designated as MU-RC (Regional Mixed Use Center) on the sector and One Year Plan, which allows consideration of C-2 zoning in the Downtown district.
2. C-2 zoning is compatible with the surrounding land uses and zoning. Other properties in the area have been rezoned C-2 in recent years, consistent with approved land use plans for the area.
3. C-2 zoning for the subject property will allow the proposed redevelopment of the building and site for mixed uses, as proposed by the sector plan.

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. This MU-RC district on the northern edge of downtown, including the area where the subject property is located, is appropriate for C-2 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. Uses allowed under C-2 zoning are compatible with the surrounding land uses and zoning pattern.
2. C-2 zoning is compatible with the surrounding scale and intensity of development. The C-2 zone allows intensity of development beyond the existing built environment of the surrounding area. This site is located in an area that can support more intense development.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OR 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 the City of Knoxville One Year Plan propose MU-RC (Regional Mixed Use Center), consistent with the proposed C-2 zoning.
2. This proposal does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 5/11/2017

Details of Action:

Summary of Action:

C-2 (Central Business) District

Date of Approval:

5/11/2017

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: 6/6/2017

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 6/20/2017

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: