

# 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-F-14-RZ

**Related File Number:**

**Application Filed:** 3/24/2014

**Date of Revision:**

**Applicant:** JHD, LLC

### PROPERTY INFORMATION

**General Location:** Northwest and southeast sides W. Jackson Ave., west of Central St.

**Other Parcel Info.:**

**Tax ID Number:** 94 E F 033-035 OTHER: 094EG010-012

**Jurisdiction:** City

**Size of Tract:** 1.3 acres

**Accessibility:** Access is via W. Jackson Avenue, a local street, with 26 ft. of pavement width, with a right-of-way of 45 ft.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** John H. Daniel building (south side) and surface parking lot (north side)

**Surrounding Land Use:**

**Proposed Use:** Mixed uses

**Density:** NA

**Sector Plan:** Central City

**Sector Plan Designation:** MU

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

**Neighborhood Context:** The subject property is located in the Old City section of Downtown Knoxville. Many of the surrounding properties have been redeveloped with restaurants, residential uses, offices, shops, and other uses that would normally be found in a downtown area. Surrounding zoning includes, C-2/D-1, C-2/H-1, I-3/D-1, and I-3.

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

**Street:** 114 W Jackson Ave

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial) / 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, from the east and 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:** Buz Johnson

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

**Staff Recomm. (Full):** The requested C-2 zoning is consistent with the Central City Sector Plan and the One Year Plan designations for these properties, in an area where mixed use development and redevelopment is encouraged. The D-1 overlay designation will ensure that any proposals for the properties requiring building permits will be compatible with the design of surrounding uses and consistent with the Downtown design Guidelines.

**Comments:** The rezoning request will allow the use of the subject properties consistent with the mixed use development pattern that characterizes the Old City and the greater downtown area.

REZONING REQUIREMENTS FROM THE ZONING ORDINANCE (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 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. As mentioned previously, the C-2 zone is the city's exclusive central business district zoning classification, which allows a mix of uses that one would find in a downtown location.
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 designates this site for Mixed Use, consistent with proposal.
2. The One Year Plan designates this site for Mixed Use (Central Business District, General Commercial, Light Industrial), consistent with this proposal.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. The proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved

**Meeting Date:** 5/8/2014

**Details of Action:**

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

**Date of Approval:** 5/8/2014

**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:** 6/10/2014

**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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**