

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-G-19-RZ **Related File Number:**
Application Filed: 3/25/2019 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: North side of Commerce Avenue, West side of S. Central Street, Southwest of E. Summit Hill Drive
Other Parcel Info.:
Tax ID Number: 94 E H 015 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Accessible from S. Central St., a minor arterial with 40' of pavement within 32' of right-of-way, and Commerce Ave., a local street with 25' of pavement within 44' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking Lot
Surrounding Land Use:
Proposed Use: Restaurant / Parking **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU/RC (Regional Mixed Use Center)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is in the downtown core and the surrounding area has a mix of residential condos and apartments, and office and commercial uses. The downtown dog park is across Central Street and the Marble Alley Lofts development is across Commerce Avenue.

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

Street: 101 Commerce Ave
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 Approval of D-1(Downtown Design Overlay)
Extension of Zone: Yes, from north, west & 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

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

Staff Recomm. (Full): C-2 (Central Business District) 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.

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 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.
- 2.C-2 zoning allows the proposed restaurant use, or the redevelopment of the site for mixed use.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1.C-2 zoning was developed for downtown and allows a mixture of 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 D-1 (Downtown Design 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.

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 C-2 zoning is compatible with the surrounding land uses, zoning pattern, scale and intensity of development.
- 2.The rezoning 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 Regional Mixed Use Center (MU-RC) land use classification permits C-2 zoning district within the downtown area.
- 2.This proposal does not present any apparent conflicts with any adopted plans.

Action: Approved

Meeting Date: 5/9/2019

Details of Action:

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

Date of Approval: 5/9/2019

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: 6/4/2019

Date of Legislative Action, Second Reading: 6/18/2019

Ordinance Number:

Other Ordinance Number References: O-96-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: