

# 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:** 6-B-15-RZ                      **Related File Number:**  
**Application Filed:** 4/24/2015              **Date of Revision:**  
**Applicant:** J. DANIEL SMITH (SMITH VENTURES, LLC)

### PROPERTY INFORMATION

**General Location:** East side S. Central St., north side Willow Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 95 H A 003                      **Jurisdiction:** City  
**Size of Tract:** 0.14 acres  
**Accessibility:** Access is via S. Central Street, a minor arterial street with 33' of pavement within 50' of right-of-way, and Willow Avenue, a minor collector with 48' of pavement within 60' of right-of-way. The site is serviced by multiple KAT bus and trolley routes, and is within close proximity to the main KAT station. The sidewalks adjacent to the subject property are approximately 9' along S. Central Street and 7' along Willow Avenue.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial  
**Surrounding Land Use:**  
**Proposed Use:** Mixed use - commercial and residential                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MU-SD (CC-3)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a variety of residential, office, retail, and restaurant uses predominantly within the C-2 zoning district.

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

**Street:** 122 S Central St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-2 (Restricted Manuf. and Warehousing) / D-1 (Downtown Design Over.)  
**Former Zoning:**  
**Requested Zoning:** C-2 (Central Business District) / D-1 (Downtown Design Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**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:

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 zoning is consistent with the sector plan and one year plan designations for the area, and is an extension of central business district zoning from the north, east and west.

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 located in the South of Magnolia Avenue (SOMAG) Mixed Use District (MU-CC3) which includes the northern edge of downtown, East Summit Hill Drive, portions of the Old City, and the warehouse district south of Magnolia Avenue. The recommended mix of land uses include office, wholesale and retail commercial, warehousing and light manufacturing, and residential development.
2. 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 including the Central City Sector Plan (2014) and the Magnolia Avenue Corridor Plan (2009).
3. C-2 zoning for the subject property will allow reuse of the existing structure or the redevelopment of the site for the proposed mix of 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, 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. The D-1 (Downtown Design Overlay) zoning 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 and zoning pattern.
2. The C-2 zoning is compatible with the surrounding scale and intensity of 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 SOMAG (MU-CC3) mixed use district allows the consideration of the recommended uses within the Regional Mixed Use Center (MU-RC) land use classification, which states among other things, that the district should be served by sidewalks and transit systems and located on a major arterial, adjacent to an Interstate highway or adjacent to downtown, and the location does not include auto and truck-

oriented uses. This proposal is compatible with the general description and location criteria of the MU-RC.

2. The MU-RC land use classification recommends the C-2 zoning district within the downtown area.

3. This proposal does not present any apparent conflicts with any other adopted plans

**Action:** Approved **Meeting Date:** 6/11/2015

**Details of Action:**

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

**Date of Approval:** 6/11/2015 **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:** 7/7/2015

**Date of Legislative Action, Second Reading:** 7/21/2015

**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:**