

# 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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Knoxville, Tennessee 37902  
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**File Number:** 6-N-06-RZ                      **Related File Number:**  
**Application Filed:** 5/4/2006                      **Date of Revision:**  
**Applicant:** TREVOR HILL  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side World's Fair Park Dr., northwest side Forest Ave., southeast side Twelfth St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 L M 006                      **Jurisdiction:** City  
**Size of Tract:** 0.12 acre  
**Accessibility:** Access is via Forest Ave., a local dead-end street with 32' of pavement within a 50' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant commercial building  
**Surrounding Land Use:**  
**Proposed Use:** Retail/residential                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This vacant commercial building is on the northeast edge of the Fort Sanders neighborhood and the west edge of the Central Business District.

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

**Street:** 1105 Forest Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-2 (Central Business District)  
**Previous Requests:** One year plan amendment to CBD was approved by MPC on 4/13/06 (4-I-06-PA).  
**Extension of Zone:** Yes  
**History of Zoning:** Property was approved for CBD One year Plan designation by MPC in April 2006. (4-I-06-PA)

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-2 (Central Business District) zoning

Staff Recomm. (Full): This vacant building is located on the western edge of the Knoxville Central Business District and adjacent to the Fort Sanders neighborhood with surrounding zoning including C-2, C-3, C-3/NC-1, and R-3.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This CBD designation and C-2 zoning would be an extension of the CBD and C-2 zoning located to the north and east of the site and compatible with the scale and intensity of the surrounding commercial, industrial, office and residential development pattern.
2. The C-2 zone will allow redevelopment of the property in a manner that is in character with other development in the area.
3. The C-2 zone would permit redevelopment of the existing building on this small site with residential/office/retail uses in a manner that would be compatible with the established development pattern of the area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available to serve the site.
2. The requested CBD designation and C-2 zoning will allow the proposed mixed use on the property.
3. The CBD designation would be a continuation of the existing zoning pattern in the area.
4. This request would allow C-2 zoning of the site consistent with other zoning in the immediate area and is not expected to lead to other requests for C-2 zoning on nearby properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The CBD designation is consistent with adjacent CBD properties and C-2 zonings in the area. The Sector Plan proposes General Commercial use reflecting the current C-3 zoning of the site.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: C-2 (Central Business District)

Date of MPC Approval: 6/8/2006

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: 7/5/2006

Date of Legislative Action, Second Reading: 7/18/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved (Emergency)

If "Other":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**