

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: 7-D-03-RZ **Related File Number:** 7-C-03-PA
Application Filed: 6/6/2003 **Date of Revision:**
Applicant: HOROCO, INC.
Owner:

PROPERTY INFORMATION

General Location: Northwest side W. Fifth Ave., southwest of N. Central St.
Other Parcel Info.:
Tax ID Number: 94 D M 20, 21 **Jurisdiction:** City
Size of Tract: 0.68 acre
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Residences, office **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
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: None noted
Extension of Zone:
History of Zoning:

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: Michael Brusseau

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

Staff Recomm. (Full): C-2 zoning will allow the existing uses to continue, but will also allow residential use of the property, as proposed by the applicant.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site and other properties in the area are currently developed with uses consistent with the C-2 zoning district.
2. The sector plan encourages mixed use development for the 5th Avenue-Emory Place area. C-2 zoning allows for a wide range of uses.
3. The sector plan also encourages creating sub areas of CBD near the downtown core where appropriate. This site is located just north of downtown and approximately 775 feet from an area already designated CBD and zoned C-2.
4. The proposal for using this property for residential use is in conformance with C-2 zoning. Other surrounding properties have residential uses within the C-3 zoning district.
5. The C-2 zone allows denser development with decreased building setbacks, similar to downtown development. Much of the development in this area would be more consistent with downtown C-2 zoning, rather than C-3.
6. The C-2 zoning will allow the site and buildings to be redeveloped and revitalized for residential use.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. There will be minimal impact on schools and streets.
3. The uses permitted under C-2 zoning are compatible with surrounding development, so impact to surrounding properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes general commercial use for the property. The recommended plan amendment to CBD is consistent with C-2 zoning. The next One Year Plan update in 2004 should study the area surrounding the subject property and consider a general area amendment to the plan. If approved, this would allow future zoning requests to C-2 to take place without plan amendments.
2. The Central City Sector Plan proposes commercial uses for the site, consistent with C-2 zoning.
3. Staff anticipates that there will be future requests for C-2 zoning in this area, especially if the One Year Plan is amended to a CBD designation in the surrounding area. The existing development in the area is more consistent with C-2 zoning requirements and the C-2 zone allows more mixed uses than the current C-3 zoning in the area, as proposed in the sector plan.

MPC Action: Approved

MPC Meeting Date: 7/10/2003

Details of MPC action:

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

Date of MPC Approval: 7/10/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 8/5/2003

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/19/2003

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: