CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT

File Number: 7-D-14-RZ Related File Number: 7-C-14-PA

Application Filed: 5/27/2014 **Date of Revision:**

Applicant: DANIEL HUMPHREYS



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side N. Broadway, east side Fulton Pl., northeast of N. Central St.

Other Parcel Info.:

Tax ID Number: 94 D C 007,008,011-014 **Jurisdiction:** City

Size of Tract: 40760 square feet

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Businesses and parking

Surrounding Land Use:

Proposed Use: None listed Density:

Sector Plan: Central City Sector Plan Designation: MU

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

Neighborhood Context:

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

Street: 741 N Broadway

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: GC (General Commercial)

Requested Plan Category: MU (Mixed Use) - (GC-General Commercial, CBD-Central Business District)

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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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-2 (Central Business) zoning.

Staff Recomm. (Full): C-2 zoning for the subject property will allow redevelopment of the site for mixed uses, including

residential. The proposal is similar to already approved tracts of C-2 zoning in the area that were

previously zoned C-3.

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 for the subject property will allow redevelopment of the building for mixed uses, including residential, as proposed by the associated sector plan amendment that is recommended for approval (7-D-14-SP).
- 2. This proposal is similar to other tracts of C-2 zoning in the area that were previously zoned C-3.
- 3. The site is located within a mixed use special district (MU-SD) of the Central City Sector Plan. The recommended sector plan change is from the MU-CC2 district to the MU-CC1 district. The adjacent properties to the south are currently designated as MU-CC1, so the proposal is an extension of that designation from the south.

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. Based on the above general intent, this area is appropriate for C-2 zoning.

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 proposal is compatible with the surrounding land uses and zoning pattern.
- 2. The proposal will not have any direct or indirect adverse effects in the surrounding area or any other part of the County.
- 3. This proposal is similar to other C-2 rezonings that have been approved recently in the surrounding area, just north of downtown Knoxville.

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, as recommended to be amended to MU-SD (MU-CC1), proposes mixed uses for the site, consistent with the request for C-2 zoning. The associated sector plan amendment is also on this agenda for MPC's consideration (7-D-14-SP).
- 2. With the recommended amendment to the City of Knoxville One Year Plan map to MU (GC, CBD), the proposed C-2 zoning is consistent with the plan.
- 3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved Meeting Date: 7/10/2014

Details of Action:

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Summary of Action: C-2 (Central Business)

Date of Approval:7/10/2014Date 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: 8/5/2014 Date of Legislative Action, Second Reading: 8/19/2014

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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