

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-H-16-RZ **Related File Number:**
Application Filed: 5/27/2016 **Date of Revision:**
Applicant: LA CORONA FINE PROPERTIES INC.

PROPERTY INFORMATION

General Location: Southwest side S. Central St., north of Cumberland Ave.
Other Parcel Info.:
Tax ID Number: 95 I F 013 **Jurisdiction:** City
Size of Tract: 8000 square feet
Accessibility: Access is via S. Central St., a minor arterial street with 36' of pavement within 44' of right-of-way, and Cumberland Ave, a major collector street with 28' of pavement within the TDOT right of way for the James White Parkway off ramp. The site is not directly serviced by a KAT route but is within close proximity to the main KAT station and trolley routes.

GENERAL LAND USE INFORMATION

Existing Land Use: Surface parking lot
Surrounding Land Use:
Proposed Use: Residential development **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-RC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located adjacent to S. Central St. and Cumberland Ave., in an area zoned C-2, C-3 and D-1 on the eastern edge of the downtown central business district. The adjacent building to the north was converted to residential dwellings in 2008.

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

Street: 0 S Central St
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:
Extension of Zone: Yes, from the north
History of Zoning: The property to the north was zoned C-2 in 2006 and a property to the southeast was zoned C-2 in 2014.

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 District) zoning.

Staff Recomm. (Full):

C-2/D-1 zoning will allow the proposed residential use of the property which is not permitted under the current C-3. The proposal is consistent with both the One Year and Sector Plan proposals for the site.

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 Regional Mixed Use Center (MU-RC) which is intended for high intensity mixed use centers that are served by sidewalks and transit systems.
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. The adjacent property to the north was rezoned C-2 in 2006 (12-J-06-RZ) and the building was converted to residential dwellings.
3. C-2 zoning for the subject property will allow the current use (commercial parking), or the redevelopment of the building or site for the proposed residential use, or a mix of uses.
4. The D-1 overlay district requires public review of all changes to property and the design guidelines provide protection against incompatible construction.

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) 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.
3. The proposed residential use is consistent with the intent and purpose of the C-1/D-1 zone districts.

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/D-1 zoning is compatible with the surrounding land uses and zoning pattern.
2. The C-2/D-1 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 Regional Mixed Use Center (MU-RC) land use classification 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:** 7/14/2016

Details of Action:

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

Date of Approval: 7/14/2016 **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: 8/16/2016 **Date of Legislative Action, Second Reading:** 8/30/2016

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:**