

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-I-16-RZ **Related File Number:**
Application Filed: 5/27/2016 **Date of Revision:**
Applicant: BRETT HONEYCUTT

PROPERTY INFORMATION

General Location: West side N. Broadway, south side Bearden Pl.
Other Parcel Info.:
Tax ID Number: 94 D C 009, 010 **Jurisdiction:** City
Size of Tract: 17400 square feet
Accessibility: Access is via N. Broadway, a major arterial street with 4 lanes and a center turning lane within 50' of right-of-way, or Bearden Pl., a local street with 28' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant building
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-CC1
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area just north of Emory Place is developed with a mix of commercial, residential and office uses under O-1, C-2 and C-3 zoning.

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

Street: 751 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:
Extension of Zone: Yes, from the south
History of Zoning: The property to the south was rezoned C-2 in 2014 (7-D-14-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.

3. The MU-RC land use classification specifically recommends an adapted C-2 zoning district for the 'Downtown North' area. If such a zone has not been adopted the sector plan recommends conditioning rezonings with the 'Mixed-Use Development Guidelines' (Appendix 3) of the Broadway, Central, Emory Place Small Area Plan. These guidelines have been attached to this report.

4. The Central City Sector Plan recommends adopting new mixed use zoning specifically for this area, such as a Form District or Corridor Overlay District, or a new basic or planned zone that allows mixed use development in small areas or individual lots along urban commercial corridors where a form district or corridor overlay district are not anticipated in the near term or feasible because of location and size. The sections from

the sector plan regarding these new zoning districts is attached to this report.

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

Action: Approved **Meeting Date:** 7/14/2016

Details of Action: 1. If a new building is proposed, either in the location of an existing building or surface parking lot, use-on-review approval by MPC shall be required before issuance of any building permits, subject to Appendix 3 (Mixed-Use Development Guidelines) of the Broadway, Central, Emory Place Small Area Plan (2007).

Summary of Action: C-2 (Central Business) zoning, subject to one condition.

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:**