CASE SUMMARY

APPLICATION TYPE: REZONING

pavement width within 35-40' of right-of-way.



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File Number:	8-A-12-RZ	Related File Number:
Application Filed:	6/11/2012	Date of Revision:
Applicant:	JOHN GADDIS - MCCARTY, HOLSAPLE, MCCARTY	

PROPERTY INFORMATION

General Location:	Northeast side State St., southeast side Union Ave.			
Other Parcel Info.:				
Tax ID Number:	95 I G PART OF 002 OTHER: PORTION ZONED C-3/D-1 Jurisdiction: City			
Size of Tract:	2.45 acres			
Accessibility:	Access is via State St., a local, 2-lane, one-way north street with 36' of pavement width and parallel parking within 50' of right-of-way, or S. Central St., a local, 2-lane, one-way south street with 36' of pavement width and parallel parking within the large right-of-way of James White Parkway. The two side streets are Union Ave. and Clinch Ave., both two-way local streets with 2 lanes and 21-25' of			

GENERAL LAND USE INFORMATION

Existing Land Use:	Parking garage			
Surrounding Land Use:				
Proposed Use:	Parking garage			Density:
Sector Plan:	Central City	Sector Plan Designation:	Mixed Uses	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)			
Neighborhood Context:	This site is located on the eastern edge of downtown, adjacent to James White Parkway, in an area that is primarily zoned C-2/D-1.			

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

500 State St

Street:

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:	None noted		
Extension of Zone:	Yes, extension of C-2/D-1 from the north, south and west		
History of Zoning:	None noted		

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:	Michael Brusseau
Staff Recomm. (Abbr.):	RECOMMEND that City Council APPROVE C-2 (Central Business) / D-1 (Downtown Design Overlay) zoning.
Staff Recomm. (Full):	Approval of the requested rezoning will bring the entire block containing the State Street Parking Garage under one zoning category. The proposal is an extension of zoning from three sides and is consistent with the sector plan and One Year 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. C-2/D-1 zoning for the subject property will bring the entire block containing the State Street Parking Garage under one zoning category. 2. C-2/D-1 zoning is the most appropriate zone for properties located in CBD (Central Business District) designated areas. 3. The proposal is an extension of zoning from three sides.
	 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 site is currently within the D-1 (Downtown Design Overlay), which will be retained, regardless of the proposed change to the base zoning. The D-1 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 review board prior to issuance of building permits. 3. Based on the above general intent, this area is appropriate for C-2/D-1 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 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 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 proposes Mixed Uses for the site, consistent with the proposed C-2/D-1 zoning. 2. The City of Knoxville One Year Plan proposes CBD (Central Business District) uses for the site, consistent with the proposed C-2/D-1 zoning. 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:	8/9/2012
Details of Action:				
Summary of Action:	C-2 (Central Business) / D-1 (Downtown Design Overlay)			
Date of Approval:	8/9/2012	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:			
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Legislative Body:	Knoxville City (

Legislative Body:	Knoxville City Council		
Date of Legislative Action:	9/4/2012	Date of Legislative Action, Second Reading: 9/18/2012	
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:	