

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-A-15-RZ **Related File Number:**
Application Filed: 6/2/2015 **Date of Revision:**
Applicant: LA CORONA FINE PROPERTIES

PROPERTY INFORMATION

General Location: North side Commerce Ave., west of S. Central St.
Other Parcel Info.:
Tax ID Number: 94 E H 016 **Jurisdiction:** City
Size of Tract: 6750 square feet
Accessibility: Access is via Commerce Avenue, a local street with 26' of pavement within 48' of right-of-way, and Charles Place, an alley with 15' of pavement within 15' of right-of-way. The site is serviced by multiple KAT bus and trolley routes, and is within close proximity to the main KAT station. The sidewalk adjacent to the property is approximately 6' wide along Commerce Avenue.

GENERAL LAND USE INFORMATION

Existing Land Use: Surface parking lot
Surrounding Land Use:
Proposed Use: Mixed uses **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-RC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is in the downtown core the surrounding area has a mix of residential condos and apartments, and office and commercial uses. The downtown dog park is nearby and the Marble Alley Lofts development is across Commerce Avenue.

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

Street: 107 Commerce Ave
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
History of Zoning:

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).

Staff Recomm. (Full): 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.

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.
3. C-2 zoning for the subject property will allow the current parking use, or the redevelopment of the site for a mix of uses.

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 proposal to allow a mix of uses is consistent with the intent and purpose the zoning 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 zoning is compatible with the surrounding land uses and zoning pattern.
2. The C-2 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:** 8/13/2015

Details of Action:

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

Date of Approval: 8/13/2015 **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: 9/15/2015

Date of Legislative Action, Second Reading: 9/30/2015

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: