

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-A-16-RZ                      **Related File Number:**  
**Application Filed:** 6/23/2016              **Date of Revision:**  
**Applicant:** CHURCH STREET UNITED METHODIST CHURCH

### PROPERTY INFORMATION

**General Location:** West side Henley St., south side Main St., north side W. Hill Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 M F 025                      **Jurisdiction:** City  
**Size of Tract:** 4.61 acres  
**Accessibility:** Current vehicular access is from Main St., a one-way east major arterial street with 3 lanes and 50' of pavement within 80' of right-of-way, Poplar St., a local street with 20' of pavement width within 45' of right-of-way, or W. Hill Ave., a local street with 30' of pavement width within 40' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Church  
**Surrounding Land Use:**  
**Proposed Use:** Expansion of church facilities                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** CI  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area, just west of downtown is developed with a mix of uses, primarily under C-2 and R-3 zoning with the D-1 overlay. The Knoxville Convention Center and World's Fair Park are located to the north.

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

**Street:** 913 Henley St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-3 (High Density Residential) / 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 zoning from the north and east  
**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 allow a mix of uses rather than strictly residential, consistent with the mixed use sector plan proposal adjacent properties. The proposal is an extension of zoning from two sides and is also consistent with the adopted 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. C-2/D-1 zoning for the subject property is consistent with adjacent uses, allowing mixed use development. C-2 is a mixed use zoning that will allow other uses in addition to residential.
2. C-2/D-1 zoning is the most appropriate zone for properties located in downtown to allow the desired mix of uses.
3. The proposal is a logical 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 Guidelines. Certain exterior modifications will require review and approval by 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. C-2/D-1 zoning is compatible with surrounding development and should have minimal impact on adjacent properties.
2. The impact on the street system will depend on the type of development proposed. The site is currently used for a large church and associated surface parking.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
4. Public water and sewer utilities are available to serve the site.

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. Both the Central City Sector Plan and the City of Knoxville One Year Plan propose CI (Civic Institutional) for the site, consistent with the church located on site. C-2/D-1 is appropriate within the CI plan designation.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

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

**Action:** Approved **Meeting Date:** 8/11/2016

**Details of Action:**

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

**Date of Approval:** 8/11/2016 **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:** 9/13/2016 **Date of Legislative Action, Second Reading:** 9/27/2016

**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:**