

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: 8-B-15-RZ **Related File Number:**
Application Filed: 6/11/2015 **Date of Revision:**
Applicant: 700 BROADWAY GP

PROPERTY INFORMATION

General Location: East side N. Broadway, northeast side N. Central St., southwest side Lamar St.
Other Parcel Info.:
Tax ID Number: 94 D L 02601 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Access is via N. Broadway, a major arterial with 36' of pavement within 52' of right-of-way, Lamar Street, a local street with 40' of pavement within 56' of right-of-way, and an alley. The site is serviced by multiple KAT bus and a nearby trolley route. The sidewalk adjacent to the property is approximately 9' along N. Broadway and 6' along Lamar Street.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC1)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a variety of residential, office, commercial, and institutional uses, adjacent to the Historic Fourth and Gill neighborhood and Emory Place.

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

Street: 700 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: None noted
Extension of Zone: No
History of Zoning:

PLAN INFORMATION (where applicable)

Place Small Area Plan (2007), as recommended by staff. The C-2 zone allows intensity of development beyond the existing built environment in this area and does not have urban design standards to ensure the compatibility of new development.

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 Downtown North Mixed Use District (MU-CC1) of the Central City Sector Plan recommends several land use classifications that can be considered. The land use classifications applicable for this review should have general descriptions and location criteria that are compatible with the proposed site.
2. The MU-CC1 district allows consideration of the recommended zoning districts in the Regional Mixed Use Center (MU-RC) land use classification which 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.
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:** 8/13/2015

Details of Action:

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

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: