

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-D-11-RZ **Related File Number:**
Application Filed: 6/27/2011 **Date of Revision:**
Applicant: GRASSROOTS MINISTRY

PROPERTY INFORMATION

General Location: West side N. Broadway, south of N. Central St.
Other Parcel Info.:
Tax ID Number: 94 D P 014 **Jurisdiction:** City
Size of Tract: 3750 square feet
Accessibility: Access is via N. Broadway, a major arterial street with 4 lanes, 45' of pavement width and 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business
Surrounding Land Use:
Proposed Use: Ministry building / church **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 mix of commercial and office uses under C-2 and C-3 zoning.

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

Street: 619 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: Yes, extension of C-2 from the north 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 District) zoning.

Staff Recomm. (Full): C-2 zoning is compatible with the current use of this property, as well as with the scale and intensity of surrounding development. The proposal is consistent with the sector plan, as amended by the Broadway-Central-Emory Place Small Area Plan.

Comments: REZONING REQUIREMENTS:
NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
1. C-2 zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. The proposal is an extension of C-2 zoning from the north and west.
3. C-2 zoning allows a wider range of uses than C-3, including residential. C-2 is the primary zoning used for downtown business district development. The area containing this site is within the 'Downtown North' designated area on the Broadway-Central-Emory Place Small Area Plan, which encourages rezoning to C-2.

CONSISTENCY WITH INTENT AND PURPOSE OF THE 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. Based on the above general intent, this area is appropriate for C-2 zoning.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal will have a minimal impact on schools and the street system.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan, as amended by the Broadway-Central-Emory Place Small Area Plan, designates the area containing this site as 'Downtown North', eligible for C-2 zoning.
2. C-2 zoning is consistent with the City of Knoxville One Year Plan, which designates the site for mixed uses, limited to GC and CBD.
3. Approval of this request could lead to future requests for C-2 zoning on other parcels in the area. These requests will need to be reviewed on a case-by-case basis according to their own merits. Since C-2 zoning does not require on-site parking, the availability of off-site parking will have to be considered as part of any future requests.

Action: Denied

Meeting Date: 8/11/2011

Details of Action: DENY C-2 (Central Business District) zoning.

Summary of Action:

Date of Approval:

Date of Denial: 8/11/2011

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 8/24/2011

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/20/2011

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Denied

If "Other":

Amendments:

Appeal denied due to lack of motion - DENIAL STANDS

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: