

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-E-11-RZ **Related File Number:**
Application Filed: 7/6/2011 **Date of Revision:**
Applicant: THE COURTLAND GROUP

PROPERTY INFORMATION

General Location: West side S. Central St., north of E. Summit Hill Dr.
Other Parcel Info.:
Tax ID Number: 94 E G 021 **Jurisdiction:** City
Size of Tract: 0.39 acres
Accessibility: Access is via S. Central St., a minor arterial street with 2 travel lanes and on-street parking within 50-70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Salon and residence
Surrounding Land Use:
Proposed Use: Expansion of the Crown and Goose **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This parcel is located in the Old City and is surrounded by other central business uses, mostly commercial, zoned C-2 and C-3 and within the D-1 overlay.

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

Street: 127 S Central St
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 and south
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 Overlay) zoning.

Staff Recomm. (Full): C-2/D-1 zoning will allow compatible development with the surrounding land uses and zoning. The proposal is consistent with the sector plan and One Year Plan proposals for the property.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. C-2/D-1 zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. Other properties in the area have been rezoned to C-2 as a result of individual requests by property owners in the area. The request is an extension of C-2/D-1 zoning from the north and south.
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.

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. 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 EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal will have a minimal, if any, impact on schools.
3. The impact to the street system will depend on the type of uses that are developed at the site. The applicant proposes to expand the Crown and Goose restaurant and bar into this building on the subject property. There is currently a parking lot to the east of the property that can accommodate the parking needs for this business. The Crown and Goose currently leases space in that parking area to serve the business.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan designates this site for mixed uses, eligible for C-2 zoning.
2. The City of Knoxville One Year Plan designates the site for CBD (Central Business District) uses, consistent with the requested C-2/D-1 zoning.
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: Approved

Meeting Date: 8/11/2011

Details of Action:

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

Date of Approval: 8/11/2011

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: 9/6/2011

Date of Legislative Action, Second Reading: 9/20/2011

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: