

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-J-07-RZ **Related File Number:** 8-A-07-PA
Application Filed: 6/19/2007 **Date of Revision:**
Applicant: PATRICK MCINTURFF

PROPERTY INFORMATION

General Location: South side W. Fifth Ave., east side N. Broadway
Other Parcel Info.:
Tax ID Number: 94 E C 014, 01401 **Jurisdiction:** City
Size of Tract: 5250 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant building
Surrounding Land Use:
Proposed Use: Mixed uses - Office and residential **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
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:
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-2 (Central Business) zoning.

Staff Recomm. (Full): C-2 is a logical extension of zoning from the west, is compatible with surrounding development and zoning and is consistent with the sector plan proposal for the site. The existing building on site conforms more to C-2 zoning standards than C-3.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. C-2 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-2 is an extension of zoning from the west and is consistent with the recently adopted Broadway-Central-Emory Place Small Area Plan, which proposes this site as part of the Downtown North Mixed Use District, recommending central business uses and zoning. The proposed land use map from that plan is attached.
3. The C-2 zone allows the proposed office and residential uses. Rezoning of the site will allow the applicant to introduce residential uses on the site.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. This proposal will have a minimal impact on schools and the street system.
- 3. The proposal is compatible with the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended plan amendment, the zoning is consistent with the City of Knoxville One Year Plan. The One Year Plan change is being considered at this time because of the need to designate the property to be consistent with the recent changes to the Central City Sector Plan.
- 2. The Central City Sector Plan, as amended by the Broadway-Central-Emory Place Small Area Plan, proposes mixed uses for this site, consistent with this proposal.
- 3. This request may generate similar requests for C-2 zoning on surrounding parcels that are included on the sector plan as part of the Downtown North Mixed Use District.

MPC Action: Approved

MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action: C-2 (Central Business District)

Date of MPC Approval: 8/9/2007

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: 9/11/2007

Date of Legislative Action, Second Reading:

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:

