# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 8-J-08-RZ Related File Number:

**Application Filed:** 7/7/2008 **Date of Revision:** 

Applicant: JOHN L. SANDERS. AIA



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#### PROPERTY INFORMATION

General Location: Southeast side W. Jackson Ave., northeast of N Broadway

Other Parcel Info.:

Tax ID Number: 94 E J 010 Jurisdiction: City

Size of Tract: 0.09 acres

Accessibility: Access is via W. Jackson Ave., a local street with 26' of pavement within a 50' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant lot

**Surrounding Land Use:** 

Proposed Use: Mixed uses (residential, business) Density:

Sector Plan: Central City Sector Plan Designation: Mixed Uses

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is within the central business district of Knoxville that has developed under C-2, O-2 and I-3

zoning. This site is across the street from the former site of the McClung warehouse, which was

destroyed by fire in February, 2007.

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

Street: 514 W Jackson Ave

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial) / 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

**History of Zoning:** None noted for this site, but other property in the area has been rezoned to C-2 in recent years.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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 District)/D-1 (Downtown Design Overlay) zoning.

Staff Recomm. (Full): The wide variety of uses permitted under C-2/D-1 zoning would be compatible with the mix of

surrounding uses and zoning districts.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-2/D-1 zoning is compatible with the scale and intensity of the surrounding land uses and zoning

pattern.

2. The majority of properties in the surrounding area are zoned C-2/D-1, including the adjacent

property to the southwest of the subject property.

3. C-2/D-1 zoning is consistent with the proposal for mixed uses on the sector plan and the One Year

Plan.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposal will have no impact on schools and a minimal impact on the street system.

 ${\it 3. }\ \ {\it The recommended C-2/D-1 zoning is compatible with surrounding development and zoning and will}$ 

have a minimal impact on adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes mixed uses for this site, consistent with the proposal.

2. The City of Knoxville One Year Plan proposes Mixed Uses (LI,GC,CBD) for the site, consistent with

the proposed C-2/D-1 zoning.

3. This request could lead to future rezoning requests for C-2/D-1 zoning on other non C-2 zoned properties in the surrounding area, consistent with the One Year Plan proposal for mixed uses.

MPC Action: Approved MPC Meeting Date: 8/14/2008

**Details of MPC action:** 

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

Date of MPC Approval: 8/14/2008 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: 9/9/2008 Date of Legislative Action, Second Reading: 9/23/2008

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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