

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-E-19-RZ **Related File Number:**
Application Filed: 8/7/2019 **Date of Revision:**
Applicant: NICK PATEL / TCH KNOXVILLE, LLC

PROPERTY INFORMATION

General Location: The Warehouse District of the Old City, south of the intersection of E. Jackson Avenue and Morgan Street
Other Parcel Info.:
Tax ID Number: 95 H A 019 **Jurisdiction:** City
Size of Tract: 0.758 acres
Accessibility: Jackson Avenue is a local road with a pavement width of 41.4 feet and a right-of-way width that ranges from 41.4 to 43.4 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant; former buildings demolished, foundations remain
Surrounding Land Use:
Proposed Use: Hotel **Density:** n/a
Sector Plan: Central City **Sector Plan Designation:** MU-SD/MU-CC3 (Mixed Use Special District, Centr
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is on the fringes of the Old City in the Warehouse district. The Magnolia Warehouse District begins on the other side of James White Parkway to the east. The Old City is home to a mix of uses including offices, retail, restaurants, bars, and residences.

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

Street: 210 E. Jackson Avenue
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) / D-1 (Downtown Design Overlay District)
Former Zoning: I-2 (Restricted Manufacturing and Warehousing)
Requested Zoning: C-2 (Central Business District) / D-1(Downtown Design Overlay District)
Previous Requests: Rezoned from I-2 to C-3 on 12/20/94. The D-1 (Downtown Design Overlay District) was added on 3/13/
Extension of Zone: Yes, to the west and north
History of Zoning: 1994: Rezoned from I-2 (Restricted Manufacturing and Warehousing District) to C-3 (General Commercial District); The D-1 (Downtown Design Overlay District) was added in 2007.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

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

Staff Recomm. (Full): Staff recommends approval of the requested C-2 (Central Business District) zoning since it is consistent with the Central City Sector Plan and the majority of parcels in The Old City are likewise zoned C-2.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Rezoning from I-2 to C-2 began in The Old City in 1982 and have continued to a point at which almost all of The Old City is zoned C-2, making the requested C-2 zoning more consistent with the surrounding area.
2. Development in the downtown area has increased since The Great Recession. The manner in which The Old City has developed seems to indicate more demand for C-2 approved uses than for those approved in I-2.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to C-2 (Central Business 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. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The surrounding area is already zoned C-2 and contains a variety of commercial uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. C-2 is compatible with the Central City Sector Plan's MU-SD, MU-CC3 (Mixed Use-Special District, Central City-3) land use designation.
2. According to the Central City Sector Plan, the recommended uses in MU-CC3 are office, wholesale and retail commercial, warehousing and light manufacturing, and residential development. The Magnolia Avenue Corridor Plan corroborates this.
3. This property is in the School Parental Responsibility Zone for Green Elementary Vine Middle Magnet Schools. Sidewalks are already in this place and would be expected to remain with any new development.
4. A small sliver on the rear of this parcel has slopes ranging from 15% to 40%.

Action: Approved **Meeting Date:** 9/12/2019

Details of Action:

Summary of Action: Approve C-2 (Central Business District) zoning.

Date of Approval: 9/12/2019 **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: 10/8/2019 **Date of Legislative Action, Second Reading:** 10/22/2019

Ordinance Number: **Other Ordinance Number References:** O-140-2019

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**