

CASE SUMMARY

APPLICATION TYPE: GENERAL 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: 9-G-13-RZ **Related File Number:**
Application Filed: 7/29/2013 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: Area generally described from White Avenue to Lake Avenue between CSX Railroad Corridor and Seventeenth Street (see map).
Other Parcel Info.:
Tax ID Number: 999 999 **Jurisdiction:** City
Size of Tract: 40 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:**
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), C-7 (Pedestrian Commercial), O-1 (Office, Medical & Related Services), O-2 (Civic & Institutional) and R-2 (General Residential)
Former Zoning:
Requested Zoning: Cumberland Avenue District
Previous Requests:
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:

Mark Donaldson

Staff Recomm. (Abbr.):

Approve the proposed rezoning from the area's current C-7, C-3, O-1, O-2 and R-2 districts to the Cumberland Avenue District (CU-1 through CU-5) as shown on the attached map

Staff Recomm. (Full):

Comments:

The Cumberland Avenue District is the newest form district created to serve an area identified through an intensive planning effort that resulted in the Cumberland Avenue Corridor Plan, adopted by the Planning Commission April 12, 2007, and by City Council May 6, 2007.

An advisory committee of interested shareholders was established as part of the planning process used to create the Plan. Since the Plan was adopted, the advisory committee has continued to meet regularly as part of the new zone creation effort. In addition, numerous public meetings have been conducted over the past several years.

There are several significant features of this rezoning that must be considered:

- The district is divided into five sub-districts, CU-1 through CU-5, each with different characteristics to reflect its neighboring properties or topography.
- A key component of the form district is its regulating plan which establishes minimal required yards or required build-to zones. A percentage of any new building must be constructed with its façade at the required building line or within the required building zone. The balance of the required building line or zone is required to be completed with a street wall to help create a quality public space in the street right-of-way.
- The form district allows a mix of uses within the district, both horizontally on adjacent properties or vertically on the same property.
- The form district requires certain building elements and features to help create an interesting and active street wall, thus contributing to the enhancement of the streets, the public realm.
- Parking is allowed only at the side or to the rear of a structure on the same lot. In addition, there are a maximum number of parking spaces that may be reserved for uses located on the same lot.
- Streetscape standards are established for property that is redeveloped.
- The form district allows a limited menu of sign options when compared to the conventional zoning ordinance
- A minimum height is established to help create the type and quality of public space in the street right-of-way envisioned in the plan.
- The maximum heights vary according to the sub-district reflecting the neighboring properties and topography.

ANALYSIS

The proposed Cumberland Avenue District is designed to implement the recommendations of the Cumberland Avenue Corridor Plan, which was adopted by the planning commission and made operative by the City Council in 2007. The proposed change to the zoning map is necessary to implement the changed conditions and recommendations reflected in the Corridor Plan, it is consistent with the intent and purposes of the zoning ordinance, it will not adversely affect any other part of the city nor shall any direct or indirect adverse effects result from this change to the zoning map, and the change is consistent with the general plan of Knoxville and Knox County, in particular the Cumberland Avenue Corridor Plan.

Action:

Approved

Meeting Date: 9/12/2013

Details of Action:

Summary of Action:

Approve the proposed rezoning from the area's current C-7, C-3, O-1, O-2 and R-2 districts to the Cumberland Avenue District (CU-1 through CU-5) as shown on the attached map

Date of Approval: 9/12/2013

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: 10/15/2013

Date of Legislative Action, Second Reading: 10/29/2013

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: