

Current Plan Category: MU-RC (Mixed Use Regional Center)

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: Samiul Haque

Staff Recomm. (Abbr.): Deny the DK-B (Downtown Knoxville District, Boulevards) Subdistrict because the property is not consistent with the district's intent.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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. The proposed rezoning to the DK-G district is complementary to the increase in recent downtown residential and commercial developments.
2. There is an increased need for small-scale housing. The proposed development would help to meet this need.

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

1. The proposed DK-B district is intended to accommodate those areas of Downtown Knoxville that have developed in a manner characterized by wide, planted boulevards, and a green, open landscape consisting of lawns, plazas and structures at variable setbacks.
2. The location and character of the subject property do not meet the zone's stated intent. State Street and Union Avenue have features and enclosures that are different than planted boulevards like Henley Street and Summit Hill Drive. They are also not characterized by open landscape consisting of lawns or plazas, unlike the portion of Main Street that has adjacent DK-B zoned parcels.
3. The proposed rezoning would not be an extension of the district. The nearest properties with DK-B zoning are along Summit Hill Drive and Henley Street.
4. 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 CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The subject property currently features a surface parking lot. Redevelopment of this lot under the DK-B district standards would allow development that would be compatible with the area despite the different zoning designation from surrounding properties.
2. The dimensional and design standards of the DK-B and DK-G districts have some minor differences pertaining to the build-to-zone and transparency requirements. Adverse impacts stemming from these differences would not be expected.
3. One of the main differences between the requested DK-B and current DK-G districts is that the DK-B district would allow ground-floor residential development while the DK-G district would not. The addition of additional residential units would be a benefit to downtown and would not be expected to cause adverse impacts for the surrounding area.
4. The sector plan designation would remain MU-RC (Mixed Use Regional Center), which is the designation for all the surrounding properties.

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. The proposed rezoning is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.
2. The DK-B district is consistent with the One Year Plan and Central City Sector Plan's MU-RC land use classification.

Action: Approved **Meeting Date:** 10/5/2023

Details of Action: Approve the DK-B (Downtown Knoxville District, Boulevards Subdistrict).

Summary of Action: Approve the DK-B (Downtown Knoxville District, Boulevards Subdistrict).

Date of Approval: 10/5/2023 **Date of Denial:** **Postponements:** 9/14/2023

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	Date of Legislative Action, Second Reading:	11/28/2023
Date of Legislative Action:	11/14/2023	Other Ordinance Number References:	O-156-2023
Ordinance Number:		Disposition of Case, Second Reading:	Approved
Disposition of Case:	Approved	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			