



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT REPORT**

▶ **FILE #:** 4-I-06-PA

**AGENDA ITEM #:** 82

**AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** TREVOR HILL

OWNER(S): SAME

TAX ID NUMBER: 94 L M 006

JURISDICTION: Council District 1

▶ **LOCATION:** Southwest side Worlds Fair Park Dr., northwest side Forest Ave.  
southeast side Twelfth St.

▶ **APPX. SIZE OF TRACT:** 0.12 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Forest Ave., a local deadend street with 32' of pavement within a 50' right-of-way

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT PLAN AND ZONING DESIGNATION:** GC (General Commercial) / C-3 (General Commercial)

▶ **PROPOSED PLAN DESIGNATION:** CBD (Central Business District)

▶ **EXISTING LAND USE:** Commercial building

▶ **PROPOSED USE:** Retail/Residential

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Right-of-way / CBD/C-2 Central Business District

South: Apartments / HDR/R-3 High Density Residential

East: Right-of-way / CBD/C-2 Central Business District

West: Housing // MU(GC/HDR) C-3 Commercial

NEIGHBORHOOD CONTEXT: This vacant commercial building is on the northeast edge of the Fort Sanders neighborhood and the west edge of the Central Business District

**STAFF RECOMMENDATION:**

▶ **APPROVE CBD (Central Business District) designation**

This vacant building site is located on the western edge of the Knoxville Central Business District and adjacent to the Fort Sanders neighborhood with surrounding zoning including C-2, C-3, C-3/NC-1, and R-3.

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This CBD designation and C-2 zoning would be an extension of the CBD and C-2 zoning located to the north and east of the site and compatible with the scale and intensity of the surrounding commercial, industrial, office and residential development pattern.
2. The C-2 zone will allow redevelopment of the property in a manner that is in character with other development in the area.
3. The C-2 zone would permit redevelopment of the existing building on this small site with residential/office/retail uses in a manner that would be compatible with the established development pattern of the area.

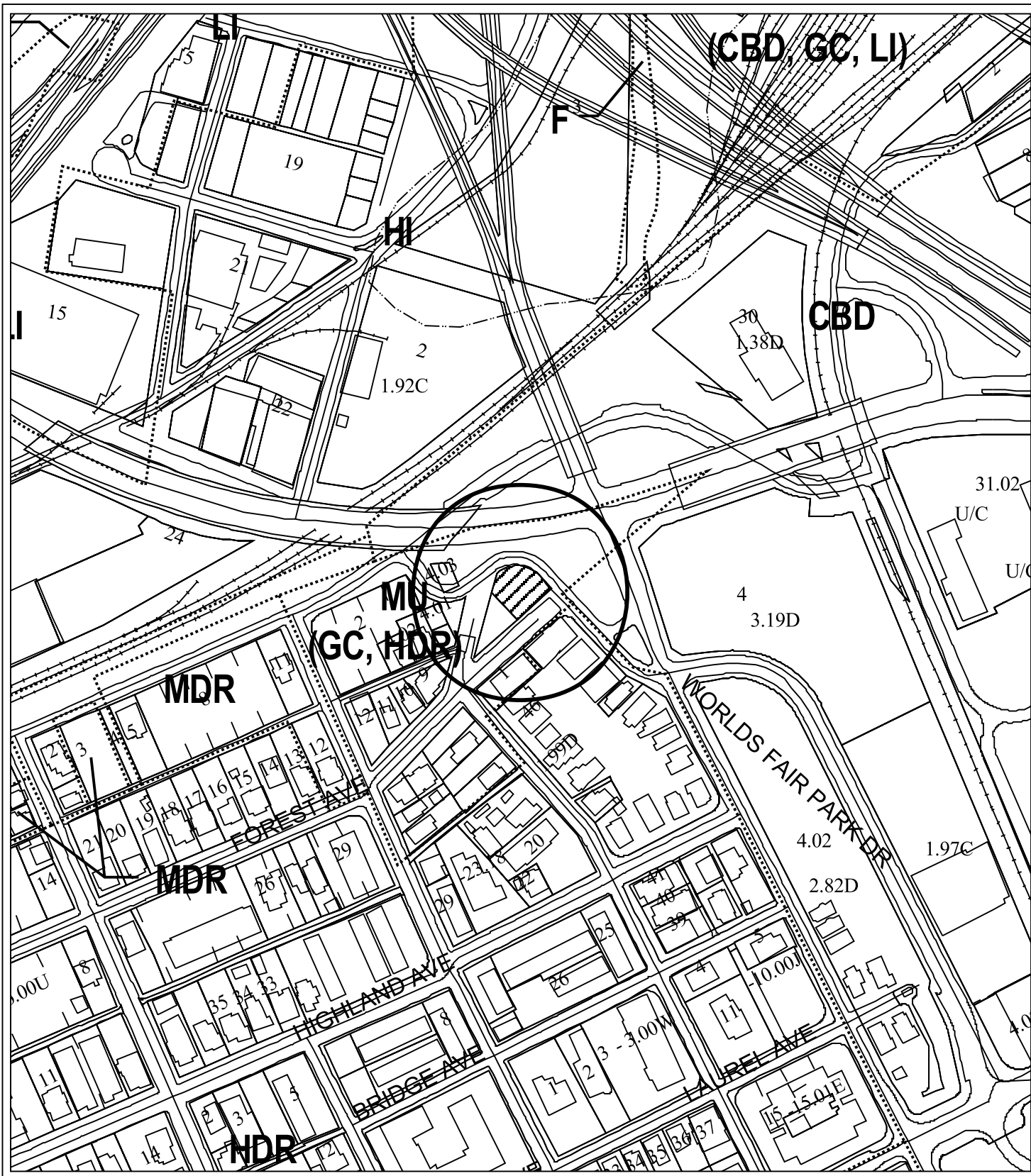
#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The requested CBD designation and C-2 zoning will allow the proposed mixed use on the property.
3. The CBD designation would be a continuation of the existing zoning pattern in the area.
4. This request would allow C-2 zoning of the site consistent with other zoning in the immediate area and is not expected to lead to other requests for C-2 zoning in this developed area.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The CBD designation is consistent with adjacent CBD propeties, and C-2 zonings in the area. The Sector Plan proposes General Commercial use reflecting the current C-3 zoning of the site.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2006 and 5/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



4-I-06-PA  
 PLAN AMENDMENT

Petitioner: Trevor Hill  
 Map No: 94  
 Jurisdiction: City

 From: GC (General Commercial)  
 To: CBD (Central Business District)

Original Print Date: 03/24/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

