

▶ **FILE #:** 12-J-06-RZ

**AGENDA ITEM #:** 71

**AGENDA DATE:** 12/14/2006

▶ **APPLICANT:** SANDERS/PACE ARCHITECTURE, LLC JOHN L. SANDERS

OWNER(S): GRIMAC KEVIN M & MELINDA ANN

TAX ID NUMBER: 95 I F 012

JURISDICTION: City Council District 6

▶ **LOCATION:** Southwest side S. Central St., southeast of W. Church Ave.

▶ **APPX. SIZE OF TRACT:** 9987 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is from S. Central St., a minor arterial street with 35' of pavement width within 45' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** C-3 (General Commercial)

▶ **ZONING REQUESTED:** C-2 (Central Business District)

▶ **EXISTING LAND USE:** Warehouse/storage

▶ **PROPOSED USE:** Residential and business

EXTENSION OF ZONE: Yes, extension of C-2 from the west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: W. Church Ave. - Church / C-3 (General Commercial)  
 South: Parking / C-3 (General Commercial)

East: S. Central St. - James White Pkwy. ROW / O-1 (Office, Medical & Related Services)

West: Parking / C-2 (Central Business) and C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This site is located adjacent to S. Central St. and James White Pkwy., in an area zoned C-2 and C-3 on the eastern edge of the downtown central business district.

**STAFF RECOMMENDATION:**

▶ **APPROVE C-2 (Central Business) zoning.**

C-2 zoning will allow the proposed mixed use of the property, including residential use, which is not permitted under C-3. The proposal is consistent with both the One Year and Sector Plan proposals for the site.

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the area are currently zoned for and developed with uses consistent with the C-2 zoning district.
2. The sector plan encourages mixed use development for this area. C-2 zoning allows for a wide range of uses.
3. The proposal is an extension of the CBD from the west. This site is located along the eastern edge of the downtown CBD, just west of James White Parkway, and less than 50 feet from an area already zoned C-2.

4. The C-2 zone allows denser development with decreased building setbacks and parking requirements, similar to downtown development. The redevelopment of this site would be more appropriate under downtown C-2 zoning, rather than C-3.
5. The C-2 zoning will allow the site and buildings to be redeveloped and revitalized for mixed use, including residential.

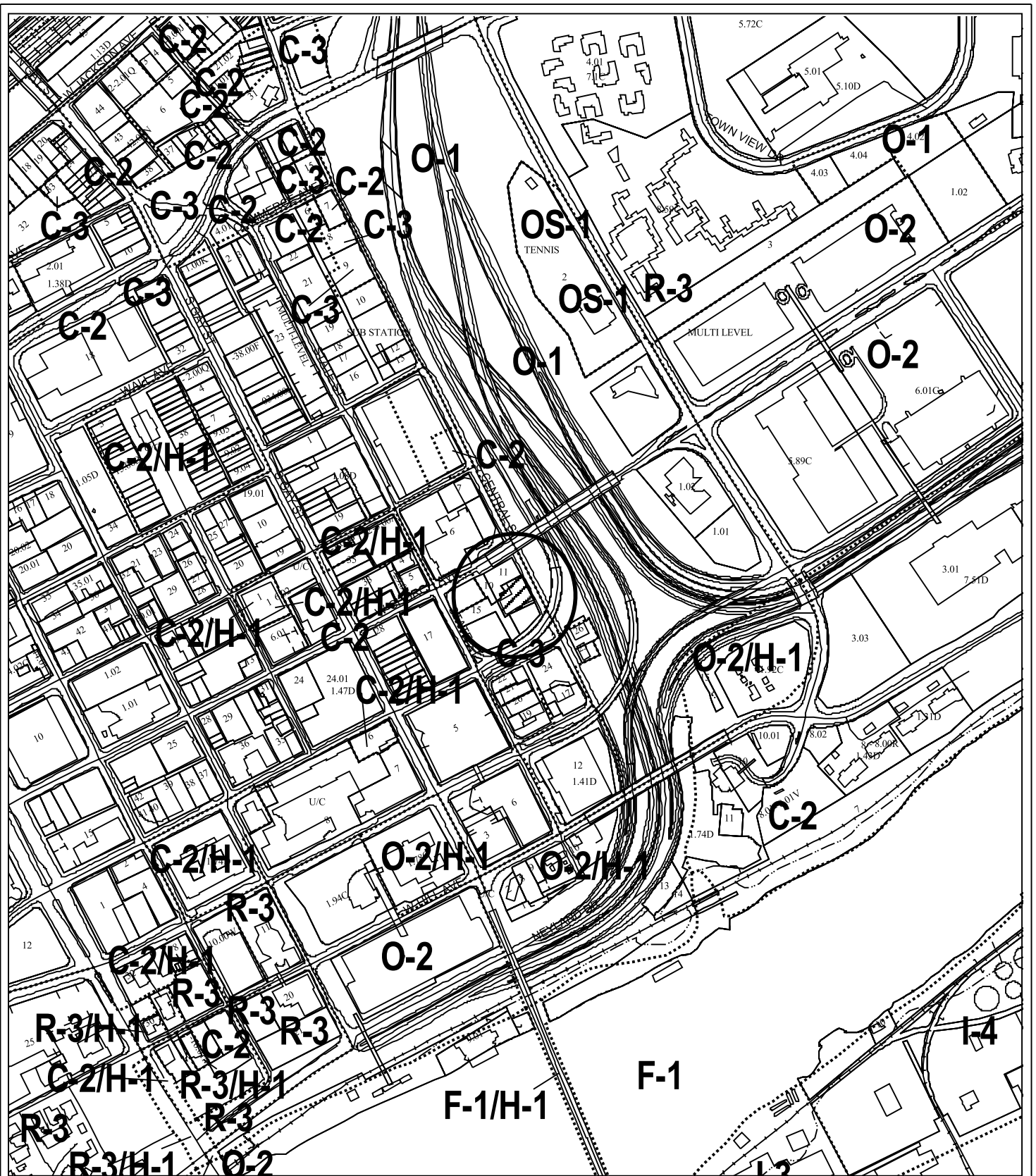
#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. There will be minimal impact on schools and streets.
3. The uses permitted under C-2 zoning are compatible with surrounding development, so impact to surrounding properties will be minimal.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes CBD (Central Business District) use for the property, consistent with the proposal.
2. The Central City Sector Plan proposes commercial uses for the site, consistent with C-2 zoning.
3. Staff anticipates that there may be future requests for C-2 zoning in this area, as proposed by the One Year and Sector Plans. The existing development in the area is more consistent with C-2 zoning requirements and the C-2 zone allows more mixed uses than the current C-3 zoning in the area, as proposed in the sector plan.

If approved, this item will be forwarded to Knoxville City Council for action on 1/16/2007 and 1/30/2007. 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.



12-J-06-RZ  
REZONING

Petitioner: Sanders/  
Pace Architecture, LLC

Map No: 95

Jurisdiction: City



From: C-3 (General Commercial)  
To: C-2 (Central Business District)

Original Print Date: 11/20/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

