



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 2-K-06-RZ

AGENDA ITEM #: 61

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** JOHN LYNCH SANDERS, AIA

OWNER(S): SANDERS/OHLGREN LLC

TAX ID NUMBER: 94 E J 048

JURISDICTION: City Council District 6

▶ **LOCATION:** East side S. Broadway, southeast side W. Jackson Ave.

▶ **APPX. SIZE OF TRACT:** 0.89 acre

SECTOR PLAN: Central City

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

ACCESSIBILITY:

UTILITIES: Water Source:

Sewer Source:

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

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

▶ **EXISTING LAND USE:** Gasoline/service station (out of business)

▶ **PROPOSED USE:** Rental car business

EXTENSION OF ZONE: Yes, extension of C-3 from the north and east

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: Commercial building / C-2 (Central Business)

South: Multi-family residential / RP-3 (Planned Residential)

East: Parking / C-2 (Central Business) and I-3 (General Industrial)

West: S. Broadway - Office-Commercial building / C-2 (Central Business)

NEIGHBORHOOD CONTEXT: All of the parcels located at this intersection are developed with office or commercial uses under C-2, C-3, I-3 or C-6 zoning.

STAFF RECOMMENDATION:

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

C-2 zoning is a logical extension of zoning from the south, east and west and is consistent with both the One Year Plan and sector plan proposals for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-2 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The majority of properties in the surrounding area to the south are zoned C-2, including properties on three sides of the subject property.
3. C-2 zoning is consistent with the mixed use proposal on the sector plan and the central business district designation on the One Year Plan.

THE EFFECTS OF THE PROPOSAL

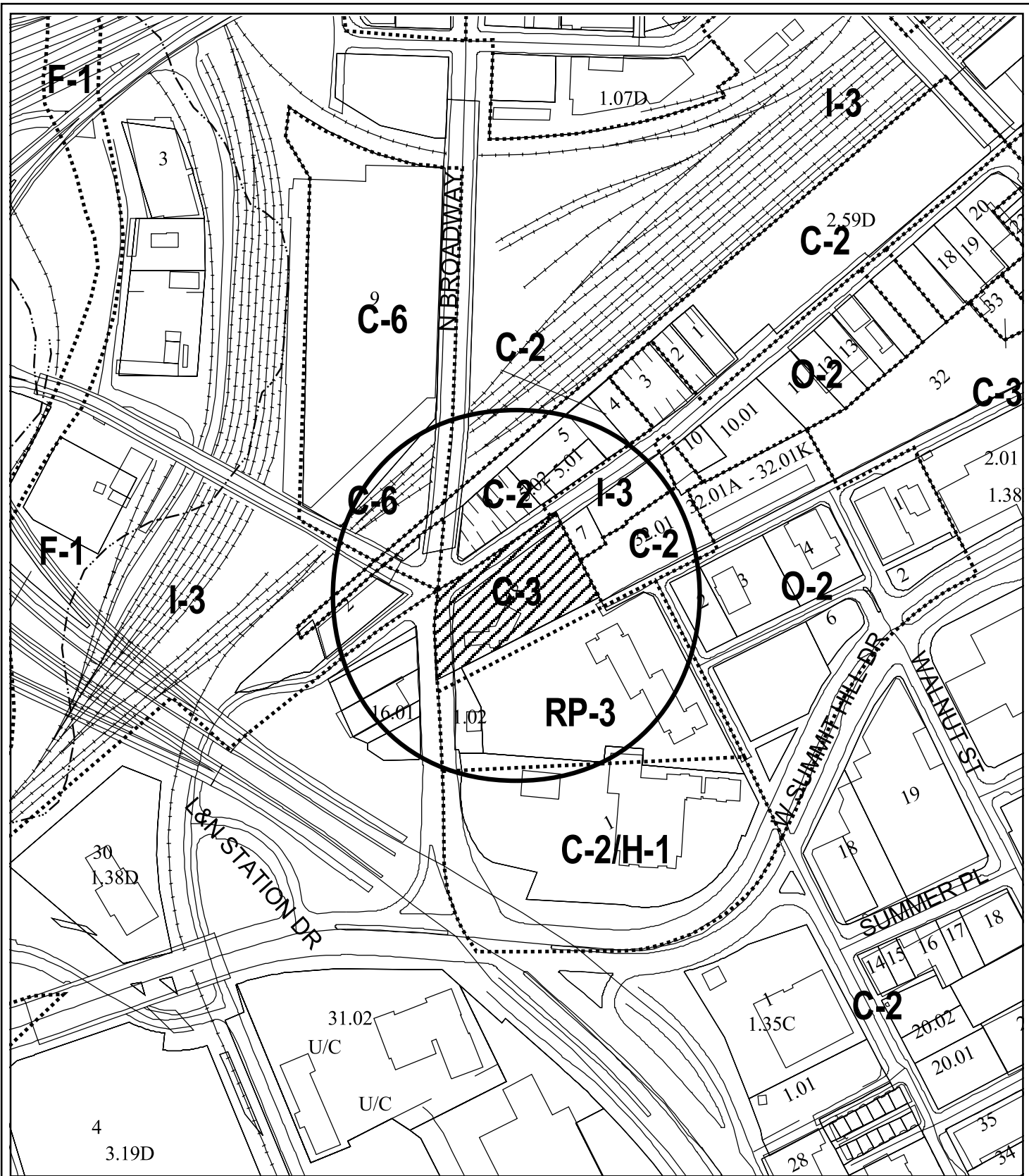
1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.

3. The recommended C-2 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. The Knoxville Building Inspection Bureau has determined that the proposed rental car business may not be developed on this site under the current C-3 zoning, which has led to this application. Staff recommends that any rental vehicles being stored on-site be screened from view from Jackson Ave. and S. Broadway for both aesthetic and security reasons.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes mixed uses for this site, consistent with the proposed C-2 zoning.
2. The City of Knoxville One Year Plan proposes central business district uses for the site, consistent with the proposed C-2 zoning.
3. This request could lead to future rezoning requests for C-2 zoning on other non C-2 zoned properties in the surrounding area, consistent with the One Year Plan proposal for central business and mixed uses.

If approved, this item will be forwarded to Knoxville City Council for action on 3/14/2006 and 3/28/2006. 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.



**2-K-06-RZ
REZONING**



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

Original Print Date: 01/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: John Lynch Sanders, AIA

Map No: 94

Jurisdiction: City

