

▶ **FILE #:** 6-N-06-RZ

AGENDA ITEM #: 76

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** TREVOR HILL
 OWNER(S): FOREST HILL KNOXVILLE LLC

TAX ID NUMBER: 94 L M 006

JURISDICTION: City Council District 1

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

▶ **APPX. SIZE OF TRACT:** 0.12 acre

SECTOR PLAN: Central City

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

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

UTILITIES: Water Source: KUB
 Sewer Source: KUB

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

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

▶ **EXISTING LAND USE:** Vacant commercial building

▶ **PROPOSED USE:** Retail/residential

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was approved for CBD One year Plan designation by MPC in April 2006. (4-I-06-PA)

SURROUNDING LAND USE AND ZONING: North: Western Ave. right-of-way / C-2 Central Business District
 South: Apartments / R-3 Residential

East: World's Fair Dr. & Eleventh St. / C-2 Central Business District

West: Businesses and residences / 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 C-2 (Central Business District) zoning**

This vacant building 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.

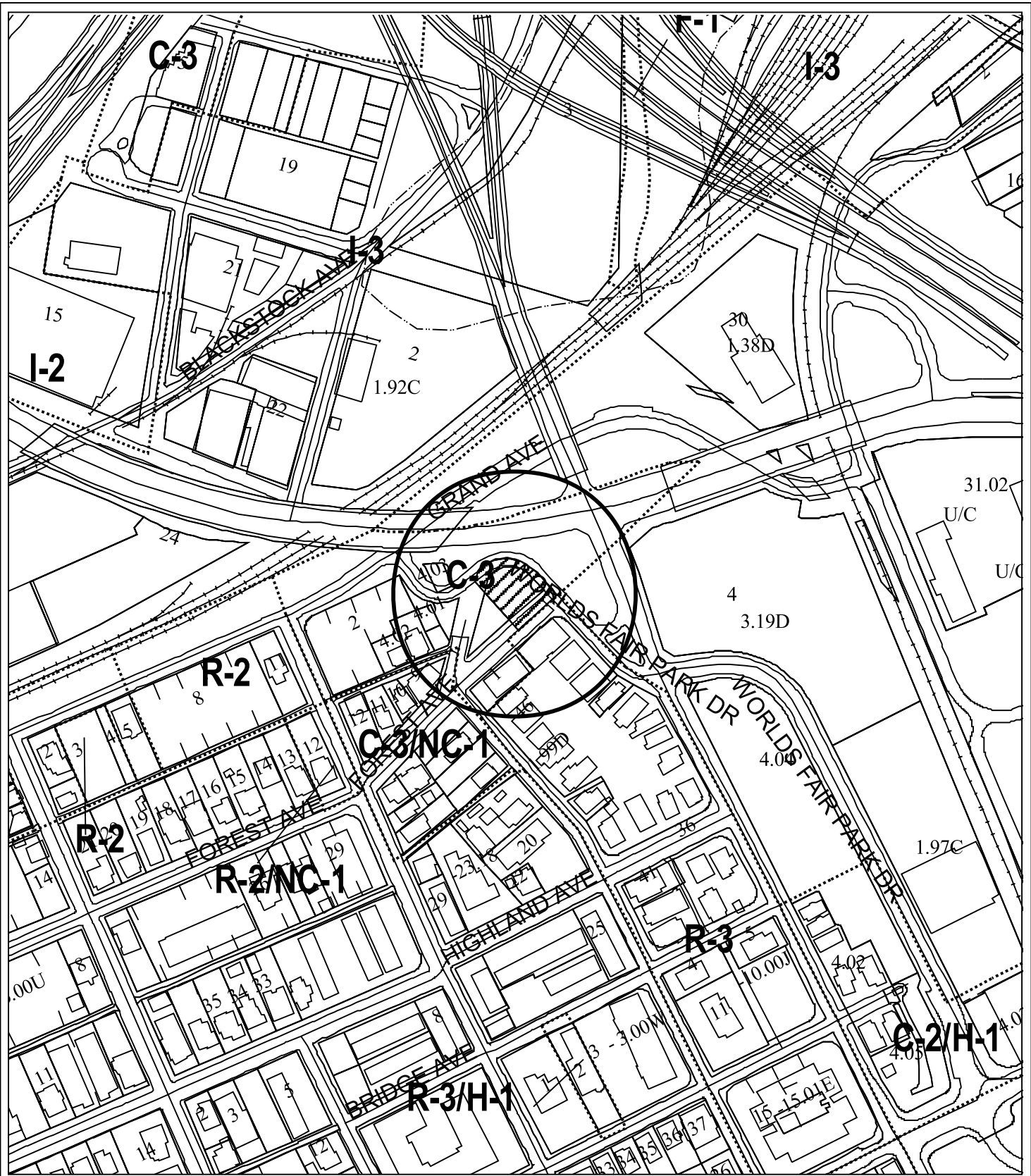
THE EFFECTS OF THE PROPOSAL

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 on nearby properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The CBD designation is consistent with adjacent CBD properties 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 7/5/2006 and 8/1/2006. 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.



6-N-06-RZ
REZONING

Petitioner: Trevor Hill

Map No: 94

Jurisdiction: City



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

Original Print Date: 05/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902