



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

FILE #: 8-J-07-RZ
8-A-07-PA

AGENDA ITEM #: 60
AGENDA DATE: 8/9/2007

APPLICANT: PATRICK MCINTURFF / METROPOLITAN PLANNING COMMISSION
OWNER(S): ALCOHOLISM SERVICES OF KNOXVILLE INC
ASK INC % R A HACKNEY

TAX ID NUMBER: 94 E C 014, 01401
JURISDICTION: Council District 6

LOCATION: South side W. Fifth Ave., east side N. Broadway

TRACT INFORMATION: 5250 square feet.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Fifth Ave., a major collector street with four lanes and turning lanes within 70' of right of way.

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

WATERSHED: Second Creek

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

PROPOSED PLAN DESIGNATION/ZONING: CBD (Central Business District) / C-2 (Central Business District)

EXISTING LAND USE: Vacant building

PROPOSED USE: Mixed uses - Office and residential

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of CBD designation and C-2 zoning from the west

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: W. Fifth Ave. - Parking and commercial building / GC / C-3 (General Commercial)

South: Parking and commercial building / GC / C-3 (General Commercial)

East: Service business / GC / C-3 (General Commercial)

West: N. Broadway - Fifth Avenue Motel / CBD / C-2 (Central Business)/H-1 (Historical Overlay)

NEIGHBORHOOD CONTEXT: This area is developed with various types of commercial uses under C-3 and C-2 zoning.

STAFF RECOMMENDATION:

APPROVE CBD (Central Business District) One Year Plan designation.

A CBD designation for this site would be an extension from the west and is consistent with the proposals of the recently adopted Broadway-Central-Emory Place Small Area Plan..

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

C-2 is a logical extension of zoning from the west, is compatible with surrounding development and zoning and is consistent with the sector plan proposal for the site. The existing building on site conforms more to C-2 zoning standards than C-3.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-2 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-2 is an extension of zoning from the west and is consistent with the recently adopted Broadway-Central-Emory Place Small Area Plan, which proposes this site as part of the Downtown North Mixed Use District, recommending central business uses and zoning. The proposed land use map from that plan is attached.
3. The C-2 zone allows the proposed office and residential uses. Rezoning of the site will allow the applicant to introduce residential uses on the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have a minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding development and zoning pattern.

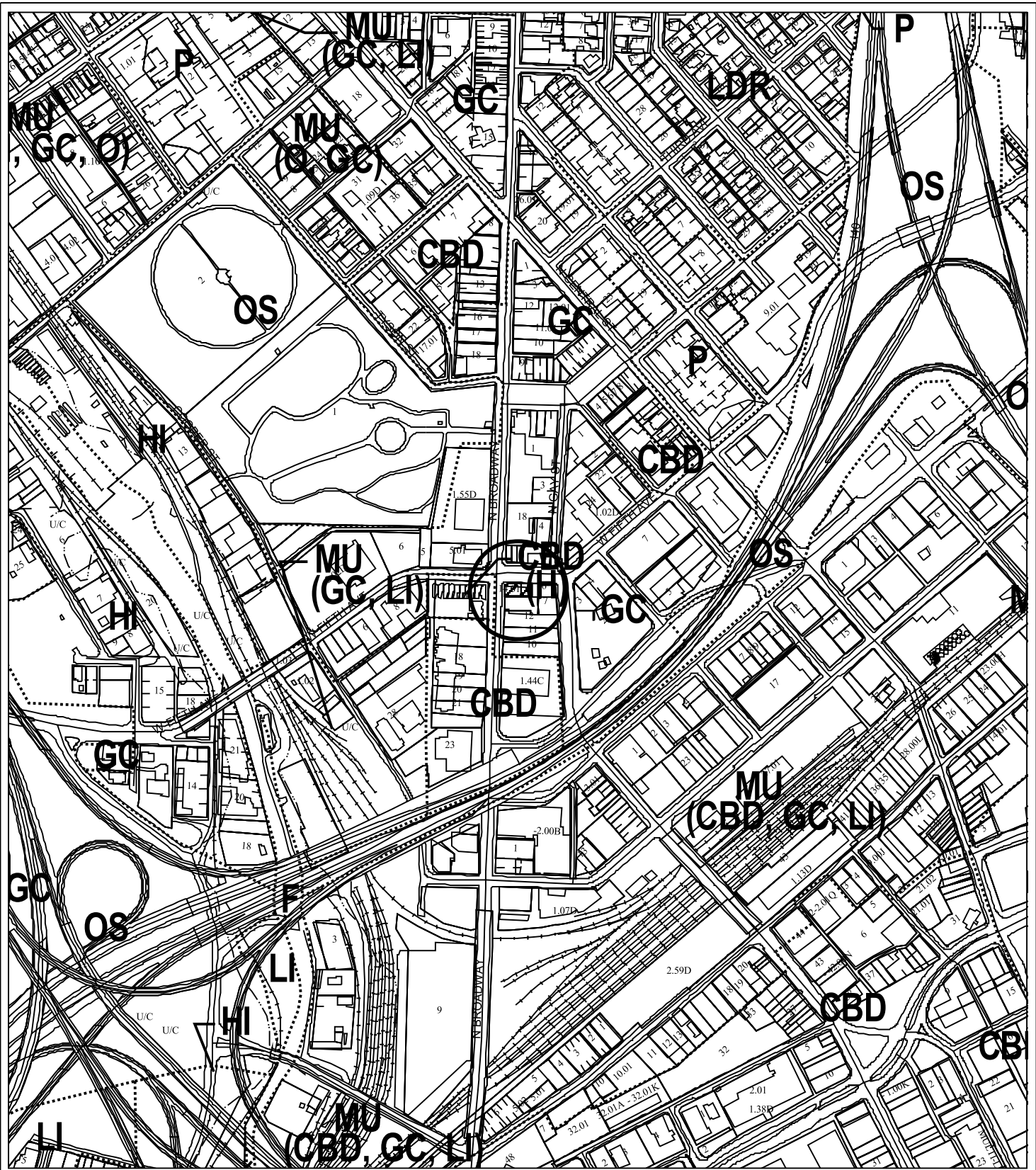
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment, the zoning is consistent with the City of Knoxville One Year Plan. The One Year Plan change is being considered at this time because of the need to designate the property to be consistent with the recent changes to the Central City Sector Plan.
2. The Central City Sector Plan, as amended by the Broadway-Central-Emory Place Small Area Plan, proposes mixed uses for this site, consistent with this proposal.
3. This request may generate similar requests for C-2 zoning on surrounding parcels that are included on the sector plan as part of the Downtown North Mixed Use District.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/11/2007 and 9/25/2007. 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.



8-A-07-PA/8-J-07-RZ
 PLAN AMENDMENT

Petitioner: Metropolitan Planning Commission
 Map No: 94
 Jurisdiction: City

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

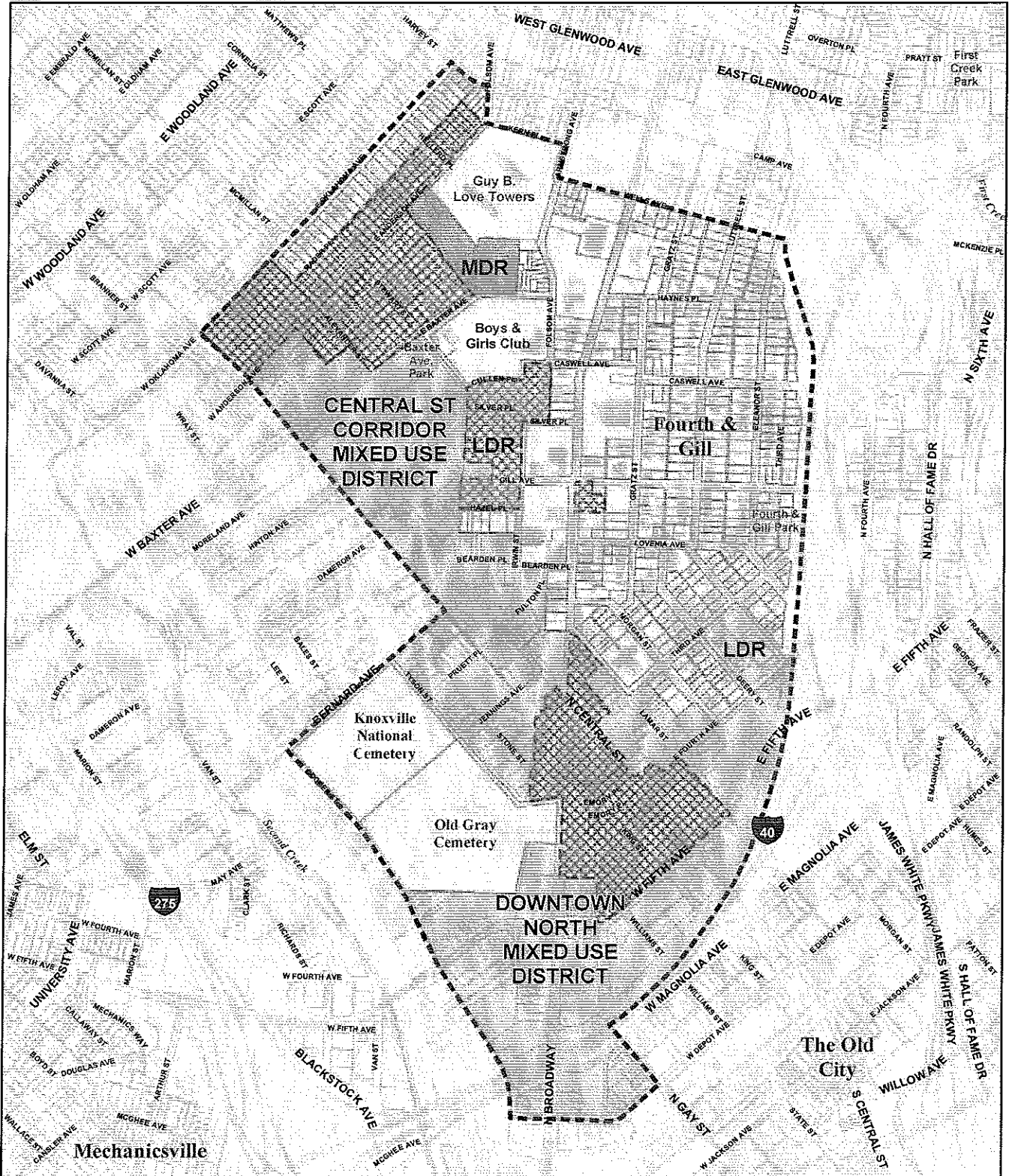
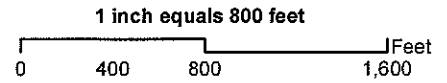
Original Print Date: 08/02/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Broadway-Central Emory Place Study MAP 8: Land Use Plan & Historic Zoning Overlay Proposals

Legend

-  Central St Corridor Mixed Use District
-  Downtown North Mixed Use District
-  Low Density Residential
-  Medium Density Residential
-  Proposed H-1 Overlay



MIKE BRUSSEAU

Midway Building Rezoning Request
406/410 W. Fifth Ave.

File Number: 8-J-07-RZ


Please consider a recommendation for a zoning change of the subject property from C-3 to C-2.

Presently the property is vacant with a limited future under C-3 zoning. C-2 would allow for greater uses, increasing the range of tenants and incentives for investment and improvements. The mixed use of C-2 would allow for street level office or commercial use and top level residential use. C-2 also allows for needed flexibility of parking under various uses.

The property is located on W Fifth Ave, at Broadway, a few yards from N Gay St, where changes to C-2 zoning are established. Residential at this location would make for a natural connection to the nearby residential areas of north Knoxville, and residential developments on Gay St as well as W Fifth Ave, i.e. The Lucerne.

Thank you for your consideration. Please contact me with thoughts and questions.

Patrick McInturff

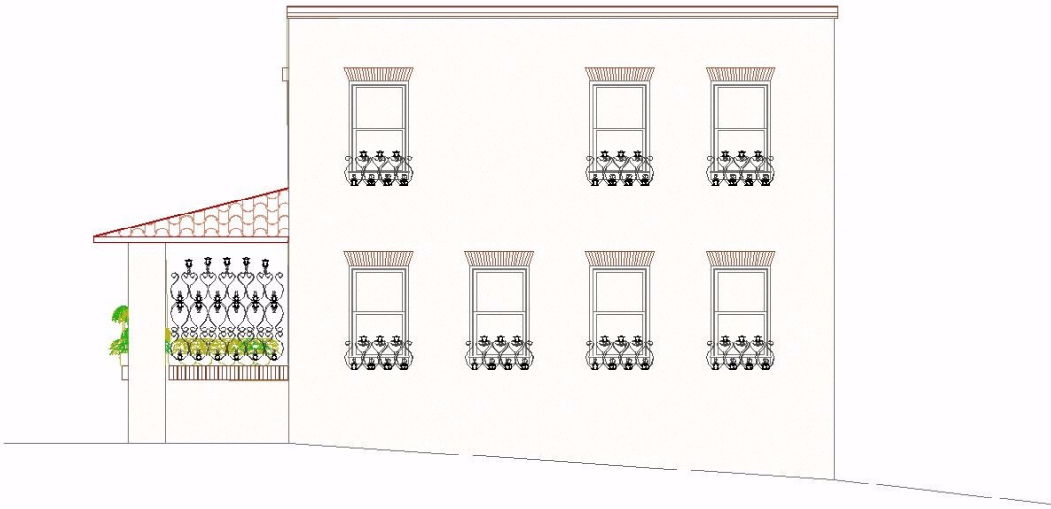


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5TH AVE. ELEVATION



BROADWAY ELEVATION



