



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

▶ **FILE #:** 6-D-07-RZ

AGENDA ITEM #: 79

AGENDA DATE: 6/14/2007

▶ **APPLICANT:** MICHAEL BRADY, INC.

OWNER(S): ZACHARCZYP KENNY

TAX ID NUMBER: 81 N J 018, 019

JURISDICTION: City Council District 4

▶ **LOCATION:** Southwest side N. Central St., northwest side W. Baxter Ave.

▶ **APPX. SIZE OF TRACT:** 0.25 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Baxter Ave., a major collector street with 38' of pavement width within 65' of right of way, or N. Central St., a minor arterial street with 65' of pavement width within 80' of right of way.

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

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

▶ **ZONING REQUESTED:** C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Automobile sales lot and business

▶ **PROPOSED USE:** Any use permitted in C-6

EXTENSION OF ZONE: Yes, extension of C-6 from the west and north

HISTORY OF ZONING: C-6 zoning was approved for this site by MPC on 12/8/05, but denied by City Council on 1/3/06 (12-B-05-RZ).

SURROUNDING LAND USE AND ZONING: North: Auto sales and service / C-6 (General Commercial Park)

South: W. Baxter Ave. - Eye center / C-3 (General Commercial)

East: N. Central St. - Retail business / C-3 (General Commercial)

West: Parking lot / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: Businesses have been developed along N. Central St., under C-3 and C-6 zoning. W. Baxter Ave. is developed with a mix of industrial and residential uses under I-2 zoning.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

STAFF RECOMMENDATION:

▶ **DENY C-6 (General Commercial Park) zoning.**

The Broadway-Central-Emory Place Small Area Plan and the Downtown North / I-275 Corridor Redevelopment and Urban Renewal Plan have been recently adopted by City Council, which include a rehabilitation/redevelopment plan for the Central St. corridor. The plans specifically call for development of design based development codes, similar to what has been adopted for the South Waterfront and Cumberland Avenue. This site is a key intersection within the Central St. corridor, which should not be rezoned under the current C-6 zoning requirements and other zoning standards at this time. This exact rezoning request was denied in early 2006 by City Council.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the current surrounding land uses and zoning pattern. However, the recently approved Broadway-Central-Emory Place Small Area Plan, approved by MPC on 4/12/07 and adopted by City Council on 5/8/07 (3-A-07-SAP), proposes phasing out the current C-3 and C-6 zoning pattern along the Central St. corridor and rezoning it to a mixed use district that includes offices, residential and/or retail. Some of the proposals for this area from that plan are attached.
2. C-6 is not consistent with the Broadway-Central-Emory Place Small Area Plan, but it is an extension of existing zoning from the north and west and is consistent with the current One Year Plan.
3. C-6 zoning, if approved, would require administrative site plan approval by MPC staff prior to the issuance of building permits for any proposed new development.

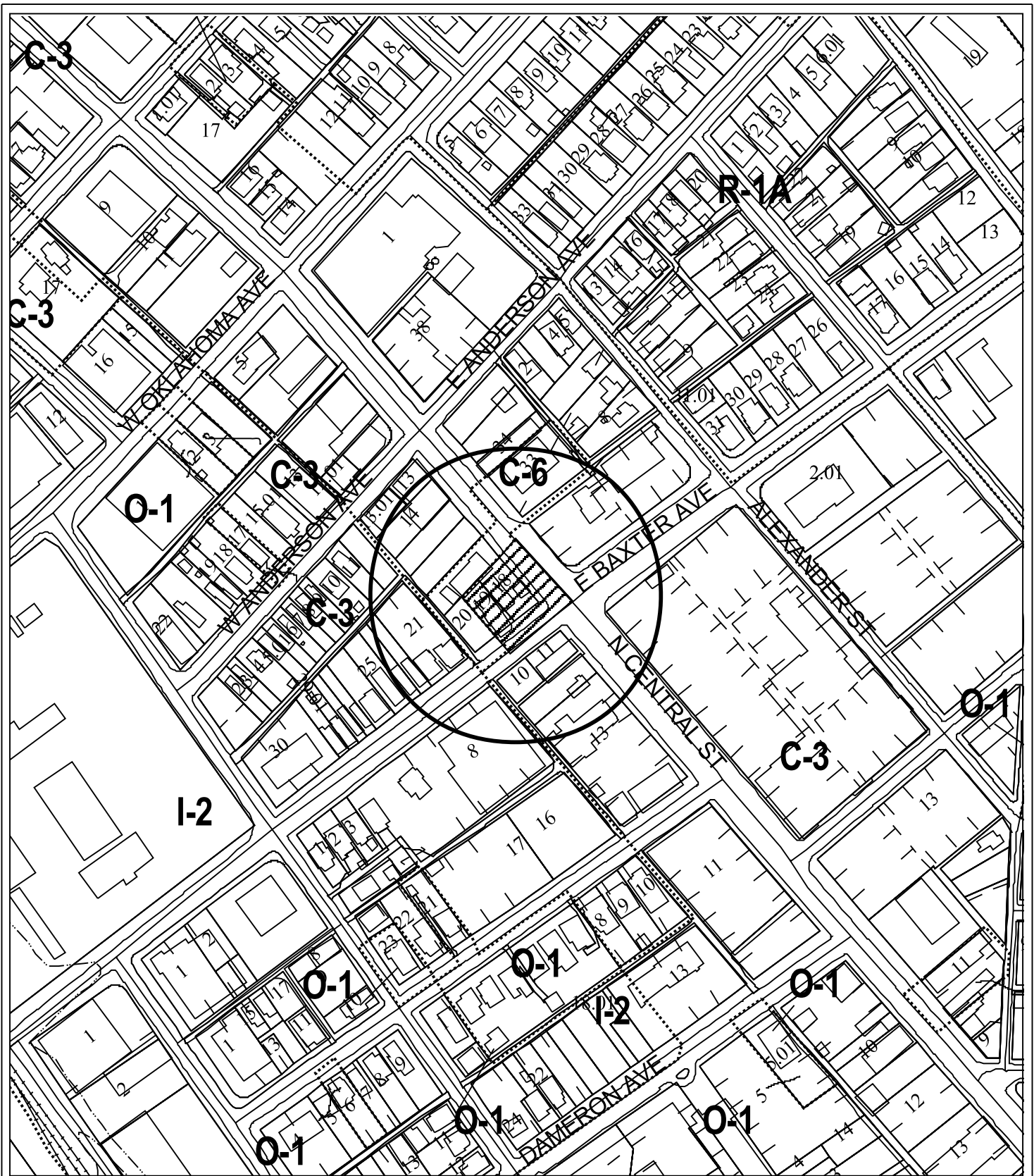
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. No additional traffic will be generated as a result of this zoning change.
3. The request is compatible with surrounding development but is not consistent with the proposals of the Broadway-Central-Emory Place Small Area Plan, which calls for a mix of uses, including residential along the N. Central St. corridor.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The current City of Knoxville One Year Plan proposes GC (General Commercial) uses for the site, consistent with this proposal.
2. The current Central City Sector Plan, as updated by the Broadway-Central-Emory Place Small Area Plan proposes mixed uses for the site, which is not consistent with the proposed C-6 zoning.
3. It is anticipated that during the next update of the One Year plan for this area that it will be amended to reflect the general proposals of the Broadway-Central-Emory Place Small Area Plan and the Downtown North / I-275 Corridor Redevelopment and Urban Renewal Plan, which are not consistent with this proposal.
4. The Downtown North / I-275 Corridor Redevelopment and Urban Renewal Plan (4-A-07-SAP), which accompanied and is consistent with the small area plan, and was adopted by City Council at the same time, proposes similar mixed uses for this corridor and will also be incorporated into future plan updates.
5. This request could lead to future requests for C-6 zoning on surrounding properties in the area, which are currently zoned I-2 or C-3.

If approved, this item will be forwarded to Knoxville City Council for action on 7/17/2007 and 7/31/2007. 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.



6-D-07-RZ
REZONING

Petitioner: Michael Brady, Inc.

Map No: 81

Jurisdiction: City



From: C-3 (General Commercial)
To: C-6 (General Commercial Park)

Original Print Date: 05/30/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902