



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

**FILE #:** 4-I-08-RZ  
4-B-08-PA

**AGENDA ITEM #:** 54  
**AGENDA DATE:** 4/10/2008

**APPLICANT:** CITY OF KNOXVILLE  
**OWNER(S):** CITY OF KNOXVILLE

**TAX ID NUMBER:** 95 I B 006 AND PUBLIC RIGHTS OF WAY  
**JURISDICTION:** Council District 6

**LOCATION:** Northwest side Church Ave., between S. Central St. and S. Hall of Fame Dr.

**TRACT INFORMATION:** 1.84 acres.

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via Church Ave., and Hall of Fame Dr., major and minor collector streets with 3 and 4 traffic lanes respectively.

**UTILITIES:** Water Source: KUB  
Sewer Source: KUB

**WATERSHED:** First Creek

**PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

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

**EXISTING LAND USE:** Vacant building

**PROPOSED USE:** A new transit facility for the City of Knoxville and Knoxville Area Transit

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: James White Parkway and City Park O-1 and OS-1 Open Space  
South: Medical office / O-1 Office  
East: Parking garage / O-2 Civic and Institutional  
West: Central Business District / C-2 and C-3/D-1 Commercial with Downtown Overlay

**NEIGHBORHOOD CONTEXT:** This site is within the central business district of Knoxville that includes retail, office and service businesses that have occurred under C-2, C-3, O-1 and O-2 zones

**STAFF RECOMMENDATION:**

▶ **APPROVE the CBD (Central Business District) designation**

This zone will allow the City's new public transit facility to proceed while providing the building setback flexibility needed.

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

C-2 zoning is consistent with other zoning and development noted in the area and is supported by the MU Mixed Use designation proposed by the sector plan that includes C-2 rezoning of the site

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. This site and other properties in the area are currently developed with uses consistent with the C-2 zoning.
2. The Central City Sector Plan proposes mixed uses for part of this site. The C-2 (Central Business) zone allows for a wide range of uses.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve this site.
2. There will be no impact on schools and minimal impact on streets.

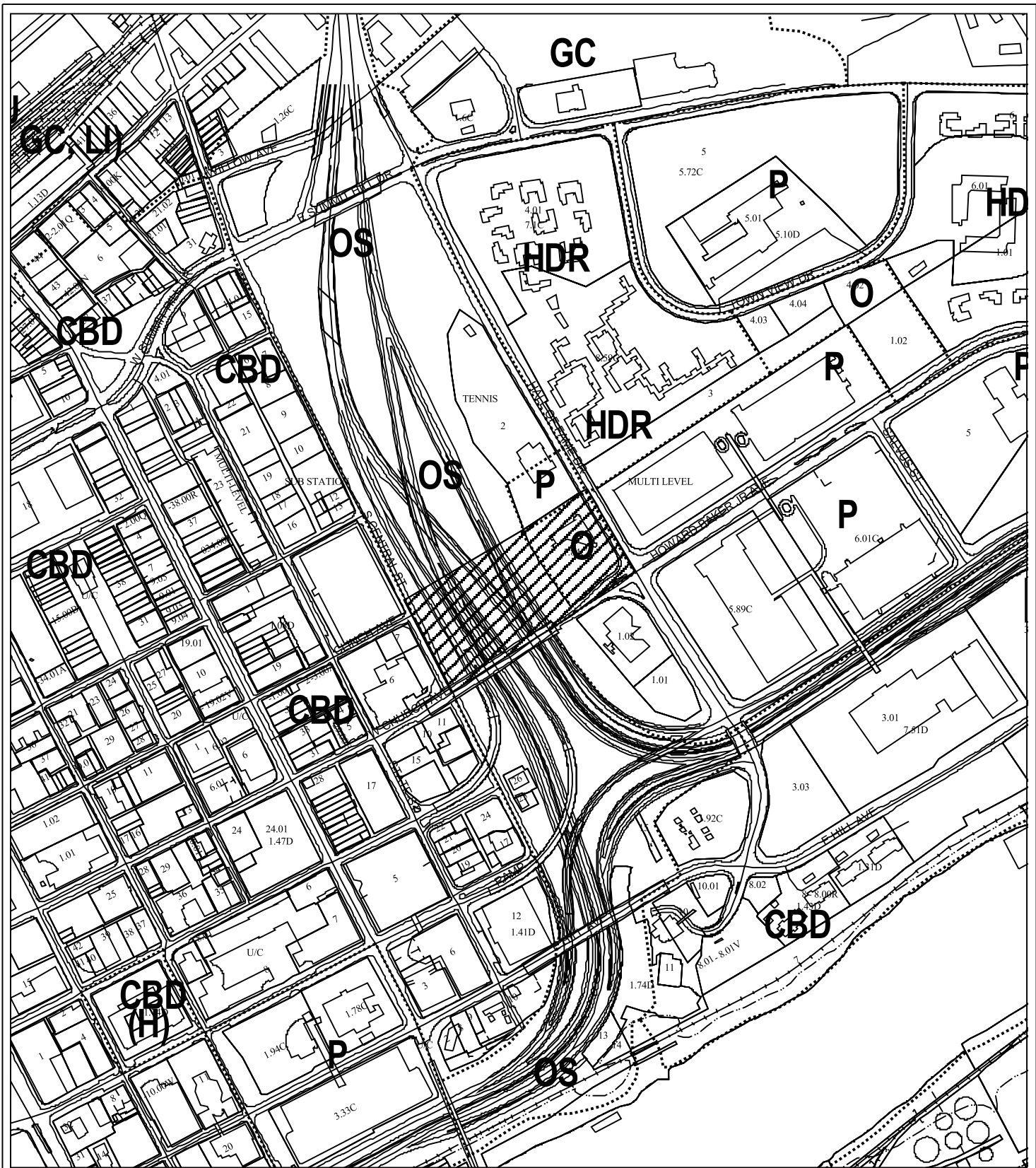
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Central City Sector Plan proposes mixed use and commercial use of this site, consistent with the request.
2. The City of Knoxville One Year Plan proposes Office, Open Space and Public use for the property.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/6/2008 and 5/20/2008. 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.



4-B-08-PA/4-I-08-RZ  
 PLAN AMENDMENT

Petitioner: City of Knoxville

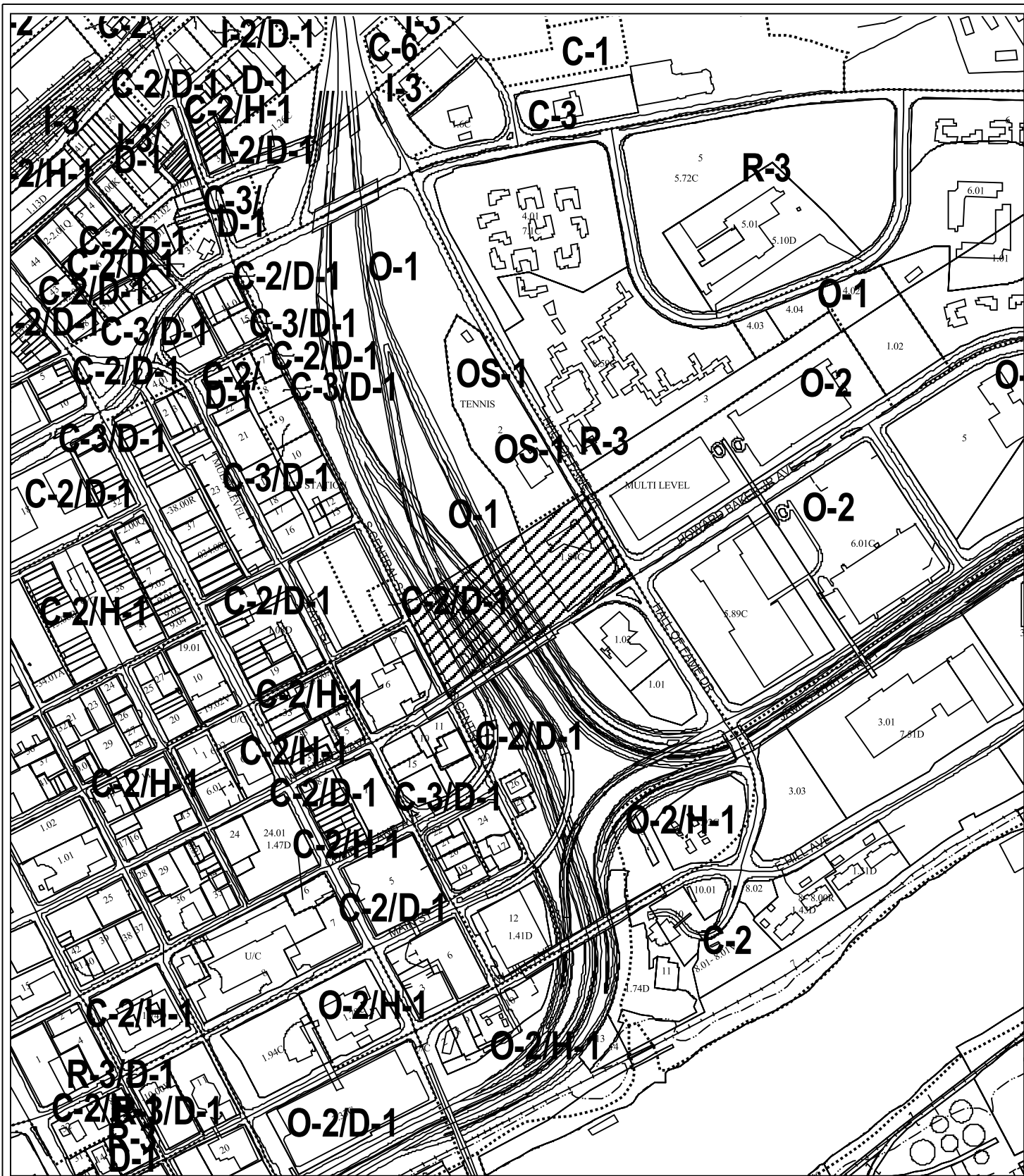
Map No: 95

Jurisdiction: City

From: O (Office)  
 To: CBD (Central Business District)

Original Print Date: 03/27/08 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





4-I-08-RZ  
REZONING

Petitioner: City of Knoxville

Map No: 95

Jurisdiction: City



From: O-1 (Office, Medical, and Related Services)

To: C-2 (Central Business District)

Original Print Date: 03/27/08

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902