

▶ **FILE #:** 8-J-08-RZ

AGENDA ITEM #: 68

AGENDA DATE: 8/14/2008

▶ **APPLICANT:** JOHN L. SANDERS. AIA

OWNER(S): JOHN L. SANDERS

TAX ID NUMBER: 94 E J 010

JURISDICTION: City Council District 6

▶ **LOCATION:** Southeast side W. Jackson Ave., northeast of N Broadway

▶ **APPX. SIZE OF TRACT:** 0.09 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Jackson Ave., a local street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** I-3 (General Industrial) / D-1 (Downtown Design Overlay)

▶ **ZONING REQUESTED:** C-2 (Central Business District) / D-1 (Downtown Design Overlay)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Mixed uses (residential, business)

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned to C-2 in recent years.

SURROUNDING LAND USE AND ZONING: North: W. Jackson Ave. - Business and vacant (former McClung warehouse site) / I-3 (General Industrial)/D-1 (Downtown Design Overlay) and C-2 (Central Business District)/D-1

South: Residences / O-2 (Civic & Institutional) /D-1 (Downtown Design Overlay)

East: Parking lot / I-3 (General Industrial) /D-1 (Downtown Design Overlay)

West: Business-residence / C-2 (Central Business District) /D-1 (Downtown Design Overlay)

NEIGHBORHOOD CONTEXT: This site is within the central business district of Knoxville that has developed under C-2, O-2 and I-3 zoning. This site is across the street from the former site of the McClung warehouse, which was destroyed by fire in February, 2007.

STAFF RECOMMENDATION:

▶ **APPROVE C-2 (Central Business District)/D-1 (Downtown Design Overlay) zoning.**

The wide variety of uses permitted under C-2/D-1 zoning would be compatible with the mix of surrounding uses and zoning districts.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-2/D-1 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 are zoned C-2/D-1, including the adjacent property to the southwest of the subject property.
3. C-2/D-1 zoning is consistent with the proposal for mixed uses on the sector plan and the One Year Plan.

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 and a minimal impact on the street system.
3. The recommended C-2/D-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

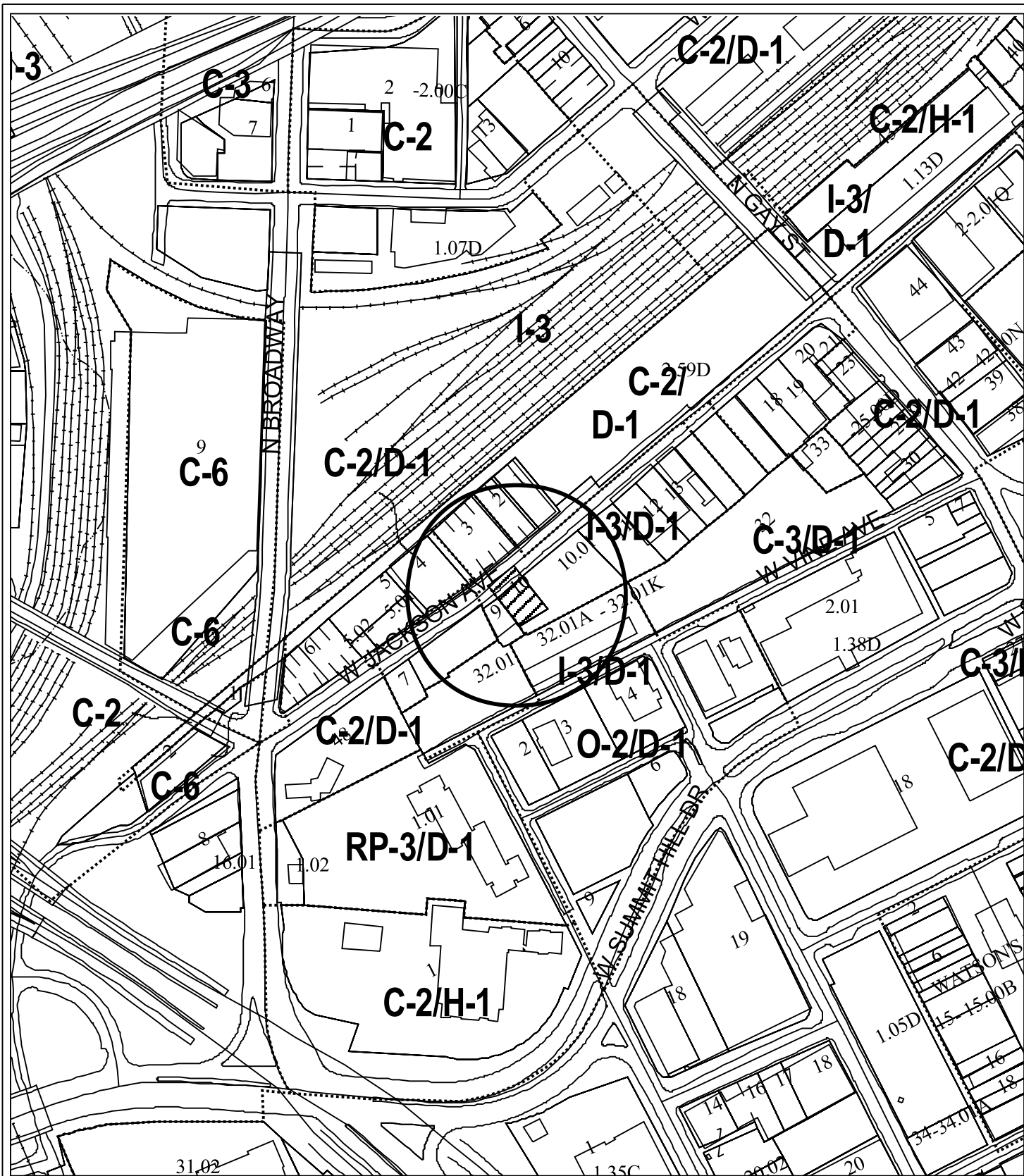
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes mixed uses for this site, consistent with the proposal.
2. The City of Knoxville One Year Plan proposes Mixed Uses (LI,GC,CBD) for the site, consistent with the proposed C-2/D-1 zoning.
3. This request could lead to future rezoning requests for C-2/D-1 zoning on other non C-2 zoned properties in the surrounding area, consistent with the One Year Plan proposal for mixed uses.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/9/2008 and 9/23/2008. 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.



**8-J-08-RZ
REZONING**

Petitioner: John L. Sanders, AIA

Map No: 94

Jurisdiction: City



From: I-3 (General Industrial) / D-1 (Downtown Design Overlay)

To: C-2 (Central Business District) / D-1 (Downtown Design Overlay)

Original Print Date: 07/17/08

Revised:

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