

▶ **FILE #:** 2-A-08-RZ

AGENDA ITEM #: 58

AGENDA DATE: 2/14/2008

▶ **APPLICANT:** DAVID DEWHIRST

OWNER(S): DAVID DEWHIRST

TAX ID NUMBER: 94 E G 003 & 004

JURISDICTION: City Council District 6

▶ **LOCATION:** Southeast side of W. Jackson Ave., southwest of State St.

▶ **APPX. SIZE OF TRACT:** 0.36 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via W. Jackson Ave., a local street with a 50' right of way and a 30' pavement width.

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

WATERSHED: First 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 industrial warehouse

▶ **PROPOSED USE:** Mixed-use residential and commercial structure.

EXTENSION OF ZONE: Yes, extension of C-2/D-1 to the north, northeast and southwest of the site.

HISTORY OF ZONING: The Downtown Design Overlay was placed on the property in 2006 (12-N-06 RZ).

SURROUNDING LAND USE AND ZONING: North: Warehouse & proposed residential/retail development / C-2 (Central Business) / H-1 (Historical Overlay) & I-3 (General Industrial) / D-1 (Downtown Design Overlay)

South: Parking Garage / C-3 (General Commercial) / D-1 (Downtown Design Overlay) & C-2 (Central Business) / D-1 (Downtown Design Overlay)

East: Mixed-use condominiums / C-2 (Central Business) / D-1 (Downtown Design Overlay)

West: Condominiums / C-3 (General Commercial) / D-1 (Downtown Design Overlay) & C-2 (Central Business) / D-1 (Downtown Design Overlay)

NEIGHBORHOOD CONTEXT: This site is located within the Old City portion of the Central Business District of Knoxville that is zoned C-2, C-3, and I-3.

STAFF RECOMMENDATION:

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

C-2/D-1 zoning is compatible with surrounding development and zoning pattern and is consistent with the sector plan proposal for this site. C-2/D-1 zoning is also a continuation of the recent trend in this area to permit the conversion of vacant warehouses into mixed-use condominiums. D-1 designation requires review by the Knoxville Downtown Design Review Board prior to issuance of building permits or proposed improvements to

existing structures. The Downtown Design Review Board approved this request on 11/26/2007.

COMMENTS:

This site is located in the Old City retail area located in the northeastern portion of the Knoxville Central Business District, which is zoned C-2, C-3 and I-3. The applicant is proposing to convert a portion of the former JFG Coffee building into a mixed use building with residential and commercial uses. The proposed mixed-use development is permitted under the C-2 zoning district.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended C-2/D-1 zoning is compatible with the scale and intensity of the surrounding zoning pattern in this section of the Old City.
2. There is C-2/D-1 zoned property to the north and south of the site.
3. C-2/D-1 zoning will allow the proposed retail/residential condominium development.
4. The proposal is consistent with the sector plan designation for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have minimal impact on schools. W. Jackson Ave. has the capacity to handle additional traffic that would be generated by retail/residential development of this site.
3. The recommended C-2/D-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent property.

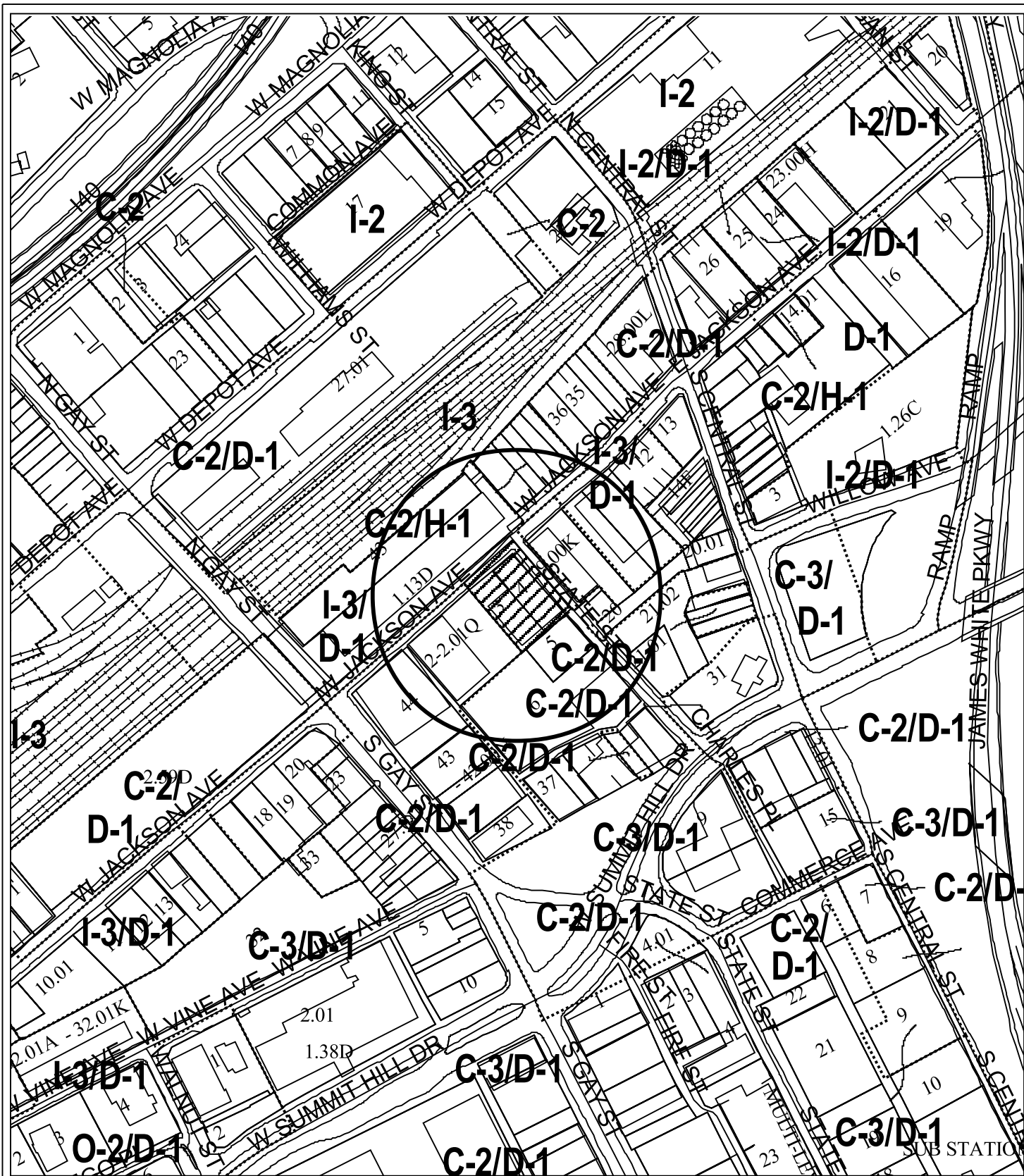
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City One Year Plan designates this area as a Mixed Use, Central Business District, General Commercial and Light Industrial.
2. The site is located in the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests in the immediate area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/11/2008 and 3/25/2008. 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.



**2-A-08-RZ
REZONING**



From: I-3 (General Industrial) / D-1 (Downtown Design Overlay)
 To: C-2 (Central Business District) / D-1 (Downtown Design Overlay)

Original Print Date: 01/28/08

Revised:

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

Petitioner: David Dewhirst

Map No: 94

Jurisdiction: City

