



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

▶ **FILE #:** 8-D-11-RZ

AGENDA ITEM # 29

AGENDA DATE: 8/11/2011

▶ **APPLICANT:** GRASSROOTS MINISTRY

OWNER(S): Bob Monday

TAX ID NUMBER: 94 D P 014

JURISDICTION: City Council District 6

▶ **LOCATION:** West side N. Broadway, south of N. Central St.

▶ **APPX. SIZE OF TRACT:** 3750 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via N. Broadway, a major arterial street with 4 lanes, 45' of pavement width and 60' of right-of-way.

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

WATERSHED: Second Creek

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

▶ **ZONING REQUESTED:** C-2 (Central Business District)

▶ **EXISTING LAND USE:** Business

▶ **PROPOSED USE:** Ministry building / church

EXTENSION OF ZONE: Yes, extension of C-2 from the north and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant commercial space / C-2 (Central Business District)
South: Vacant lot and commercial business / C-3 (General Commercial)
East: N. Broadway - Retail and church / C-3 (General Commercial)
West: Commercial business / C-2 (Central Business District)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of commercial and office uses under C-2 and C-3 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-2 (Central Business District) zoning.**

C-2 zoning is compatible with the current use of this property, as well as with the scale and intensity of surrounding development. The proposal is consistent with the sector plan, as amended by the Broadway-Central-Emory Place Small Area Plan.

COMMENTS:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. C-2 zoning is compatible with the scale and intensity of the surrounding development and zoning.
2. The proposal is an extension of C-2 zoning from the north and west.
3. C-2 zoning allows a wider range of uses than C-3, including residential. C-2 is the primary zoning used

for downtown business district development. The area containing this site is within the 'Downtown North' designated area on the Broadway-Central-Emory Place Small Area Plan, which encourages rezoning to C-2.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-2 zoning district, with complementary office, medical, civic, residential and historical areas, forms the metropolitan center for commercial, financial, professional, governmental and cultural activities. The intent is to protect and improve the central business district for the performance of its primary functions. In addition, uses are discouraged which do not require a central location or would create friction in the performance of functions that should be centralized.
2. Based on the above general intent, this area is appropriate for C-2 zoning.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal will have a minimal impact on schools and the street system.

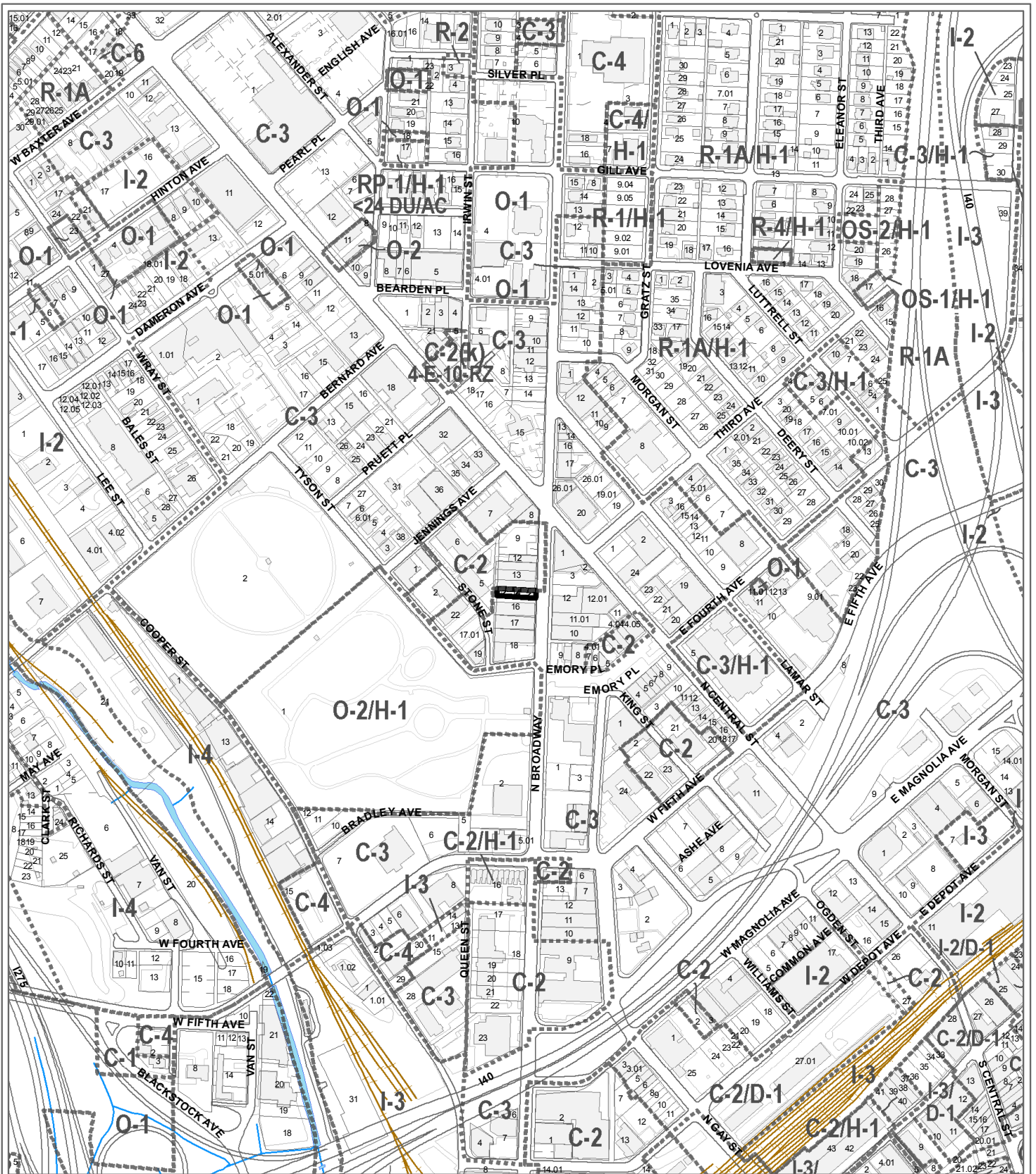
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan, as amended by the Broadway-Central-Emory Place Small Area Plan, designates the area containing this site as 'Downtown North', eligible for C-2 zoning.
2. C-2 zoning is consistent with the City of Knoxville One Year Plan, which designates the site for mixed uses, limited to GC and CBD.
3. Approval of this request could lead to future requests for C-2 zoning on other parcels in the area. These requests will need to be reviewed on a case-by-case basis according to their own merits. Since C-2 zoning does not require on-site parking, the availability of off-site parking will have to be considered as part of any future requests.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/6/2011 and 9/20/2011. 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.



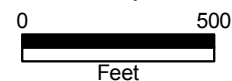
**8-D-11-RZ
REZONING**

From: C-3 (General Commercial)
To: C-2 (Central Business District)



Petitioner: Grassroots Ministry

Map No: 94
Jurisdiction: City



Original Print Date: 7/27/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902