

▶ **FILE #:** 8-E-11-RZ

AGENDA ITEM # 30

AGENDA DATE: 8/11/2011

▶ **APPLICANT:** THE COURTLAND GROUP

OWNER(S): Jeffrey Nash

TAX ID NUMBER: 94 E G 021

JURISDICTION: City Council District 6

▶ **LOCATION:** West side S. Central St., north of E. Summit Hill Dr.

▶ **APPX. SIZE OF TRACT:** 0.39 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via S. Central St., a minor arterial street with 2 travel lanes and on-street parking within 50-70' of right-of-way.

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

WATERSHED: First Creek

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

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

▶ **EXISTING LAND USE:** Salon and residence

▶ **PROPOSED USE:** Expansion of the Crown and Goose

EXTENSION OF ZONE: Yes, extension of C-2/D-1 from the north and south

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Crown and Goose - C-2 (Central Business District) / D-1 (Downtown Design Overlay)

South: Retail business - C-2 (Central Business District) / D-1 (Downtown Design Overlay)

East: S. Central St. - Central surface parking lot - C-3 (General Commercial) / D-1 (Downtown Design Overlay)

West: Surface parking - C-3 (General Commercial) / D-1 (Downtown Design Overlay)

NEIGHBORHOOD CONTEXT: This parcel is located in the Old City and is surrounded by other central business uses, mostly commercial, zoned C-2 and C-3 and within the D-1 overlay.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-2 (Central Business)/D-1 (Downtown Overlay) zoning.**

C-2/D-1 zoning will allow compatible development with the surrounding land uses and zoning. The proposal is consistent with the sector plan and One Year Plan proposals for the property.

COMMENTS:

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

1. C-2/D-1 zoning is compatible with the scale and intensity of the surrounding development and zoning.

2. Other properties in the area have been rezoned to C-2 as a result of individual requests by property owners in the area. The request is an extension of C-2/D-1 zoning from the north and south.
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.

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. The site is currently within the D-1 (Downtown Design Overlay), which will be retained, regardless of the proposed change to the base zoning. The D-1 overlay district is intended to foster attractive and harmonious development and rehabilitation in Downtown Knoxville that reflects the goals of adopted plans, and the principles of the downtown design guidelines. Certain exterior modifications will require review and approval by the downtown design review board prior to issuance of building permits.
3. Based on the above general intent, this area is appropriate for C-2/D-1 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, if any, impact on schools.
3. The impact to the street system will depend on the type of uses that are developed at the site. The applicant proposes to expand the Crown and Goose restaurant and bar into this building on the subject property. There is currently a parking lot to the east of the property that can accommodate the parking needs for this business. The Crown and Goose currently leases space in that parking area to serve the business.

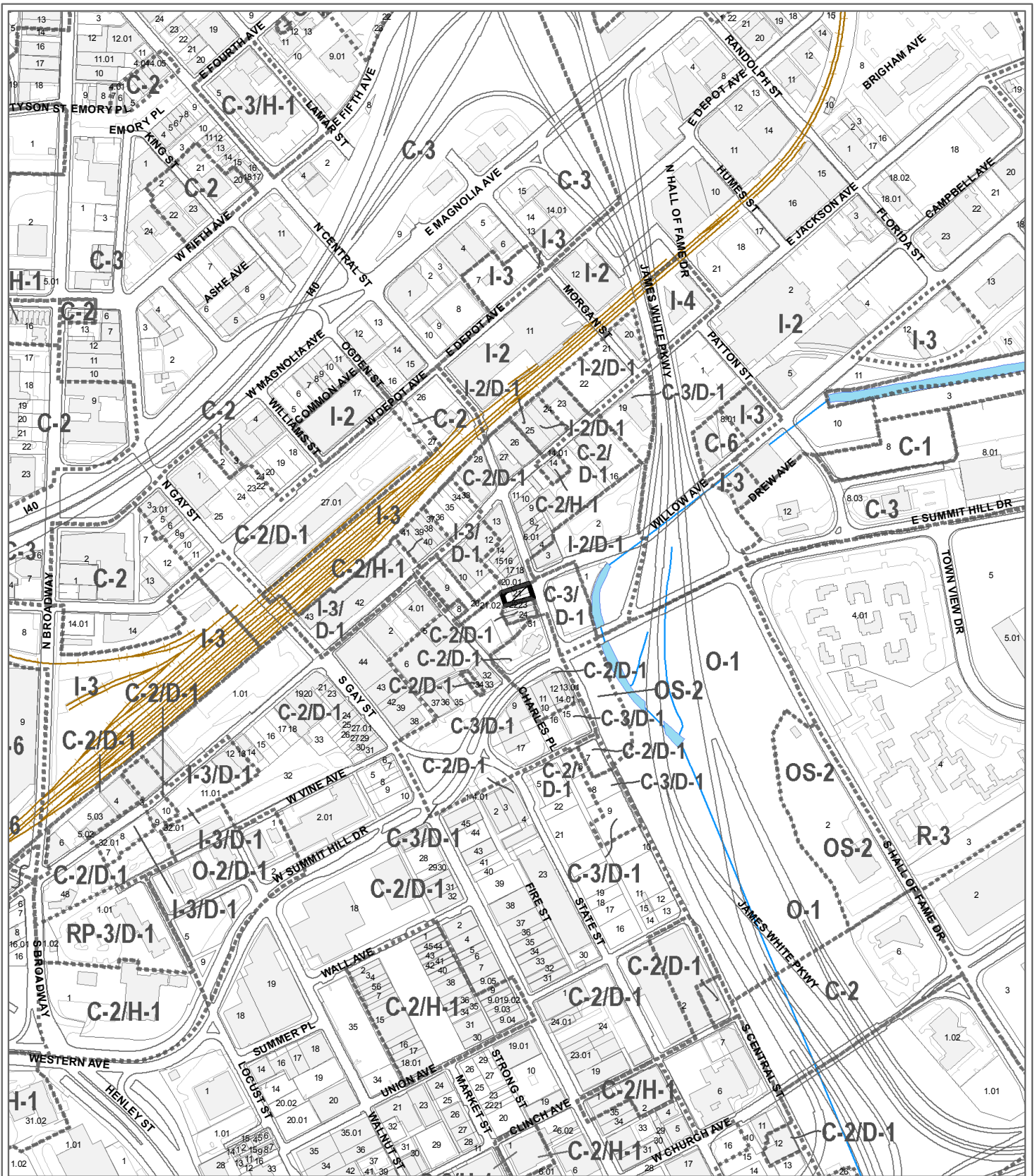
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan designates this site for mixed uses, eligible for C-2 zoning.
2. The City of Knoxville One Year Plan designates the site for CBD (Central Business District) uses, consistent with the requested C-2/D-1 zoning.
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-E-11-RZ
REZONING**

From: C-3 (General Commercial) / D-1 (Downtown Design Overlay)

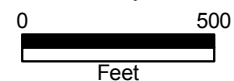
To: C-2 (Central Business District) / D-1 (Downtown Design Overlay)



Petitioner: The Courtland Group

Map No: 94

Jurisdiction: City



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

Revised: