



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

▶ **FILE #:** 8-A-12-RZ

AGENDA ITEM #: 21

AGENDA DATE: 8/9/2012

▶ **APPLICANT:** JOHN GADDIS - MCCARTY, HOLSAPLE, MCCARTY

OWNER(S): City of Knoxville

TAX ID NUMBER: 95 I G PART OF 002 PORTION ZONED C-3/D-1

JURISDICTION: City Council District 6

▶ **LOCATION:** Northeast side State St., southeast side Union Ave.

▶ **APPX. SIZE OF TRACT:** 2.45 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via State St., a local, 2-lane, one-way north street with 36' of pavement width and parallel parking within 50' of right-of-way, or S. Central St., a local, 2-lane, one-way south street with 36' of pavement width and parallel parking within the large right-of-way of James White Parkway. The two side streets are Union Ave. and Clinch Ave., both two-way local streets with 2 lanes and 21-25' of pavement width within 35-40' 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:** Parking garage

▶ **PROPOSED USE:** Parking garage

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Union Ave. - Parking lot / C-2 (Central Business) / D-1 (Downtown Design Overlay)

South: Clinch Ave. - Church, cemetery, parking garage/ C-3 (General Commercial) / D-1 and C-2 (Central Business) / D-1

East: S. Central St. - James White Parkway R-O-W / O-1 (Office, Medical & Related Services)

West: State St. - Multiplex movie theater / C-2 (Central Business) / D-1

NEIGHBORHOOD CONTEXT: This site is located on the eastern edge of downtown, adjacent to James White Parkway, in an area that is primarily zoned C-2/D-1.

STAFF RECOMMENDATION:

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

Approval of the requested rezoning will bring the entire block containing the State Street Parking Garage under one zoning category. The proposal is an extension of zoning from three sides and is consistent with the sector plan and One Year Plan proposals for the site.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. C-2/D-1 zoning for the subject property will bring the entire block containing the State Street Parking Garage under one zoning category.
2. C-2/D-1 zoning is the most appropriate zone for properties located in CBD (Central Business District) designated areas.
3. The proposal is an extension of zoning from three sides.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal is compatible with the surrounding land uses and zoning pattern.
2. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

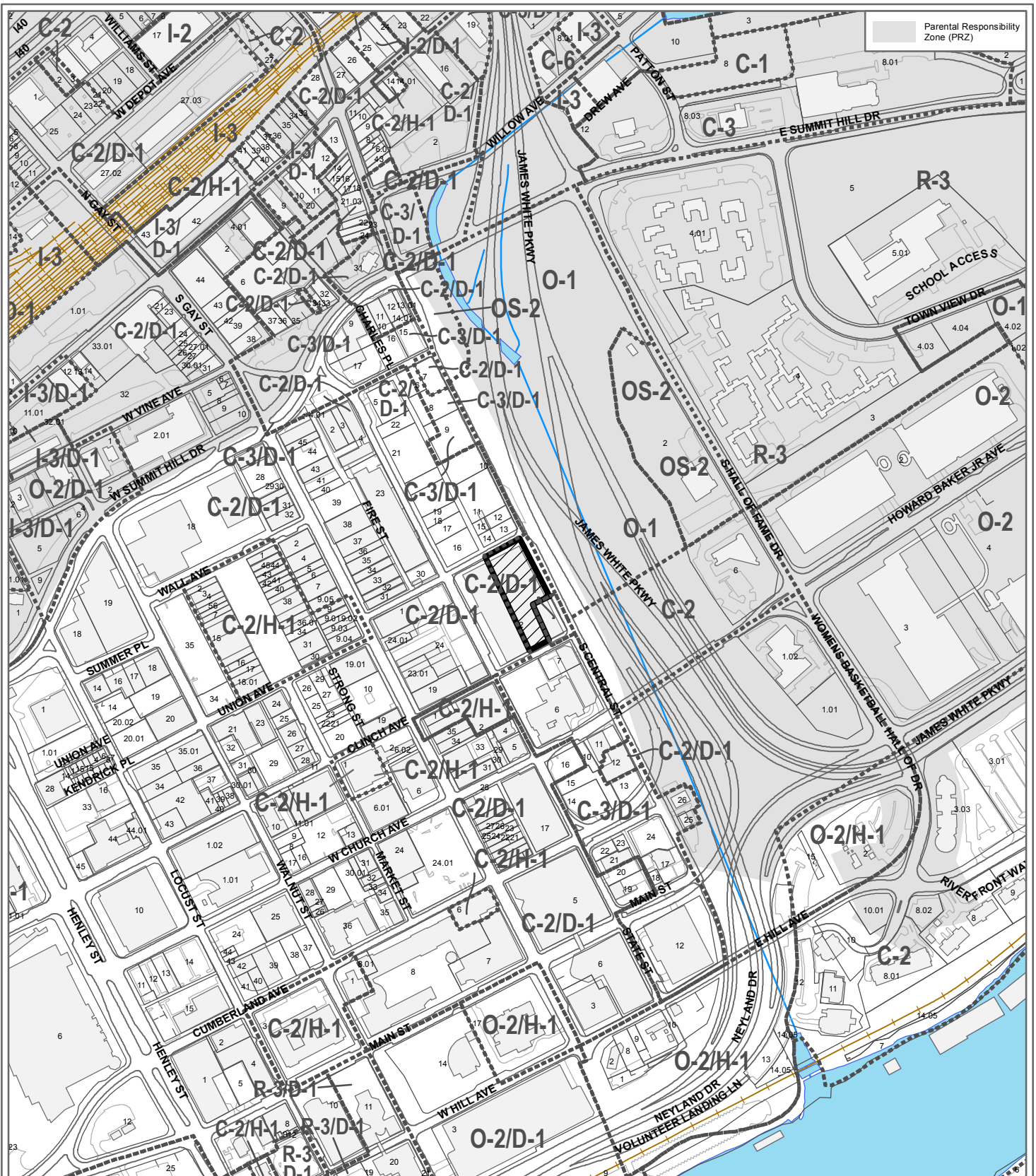
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan proposes Mixed Uses for the site, consistent with the proposed C-2/D-1 zoning.
2. The City of Knoxville One Year Plan proposes CBD (Central Business District) uses for the site, consistent with the proposed C-2/D-1 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/4/2012 and 9/18/2012. 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-A-12-RZ
REZONING**

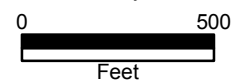
From: C-3 (General Commercial) / D-1 (Downtown Design Overlay)

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

Petitioner: John Gaddis - McCarty,
Holsaple, McCarty

Map No: 95

Jurisdiction: City



Original Print Date: 7/17/2012
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised: