



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

▶ **FILE #:** 2-A-12-RZ

AGENDA ITEM # 21

AGENDA DATE: 2/9/2012

▶ **APPLICANT:** **COURTLAND GROUP, LLC**

OWNER(S): Jeffrey Nash

TAX ID NUMBER: 95 H A PART OF 002 ZONED I-2/D-1

JURISDICTION: City Council District 6

▶ **LOCATION:** **North side of Willow Ave., east of S. Central St.**

▶ **APPX. SIZE OF TRACT:** **1.19 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Willow Ave., a minor collector street with 47' of pavement width within 65' of right-of-way.

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

WATERSHED: First Creek

▶ **PRESENT ZONING:** **I-2 (Restricted Manufacturing & Warehousing) / D-1 (Downtown Design**

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

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Parking lot**

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

HISTORY OF ZONING: No change in base zoning. D-1 overlay was added in 2007 (2-P-07-RZ).

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

South: Willow Ave. - Parking lot / I-2 (Restricted Manufacturing & Warehousing)/D-1

East: James White Pkwy. right-of-way - Parking / I-2 (Restricted Manufacturing & Warehousing)

West: Businesses and parking / C-2 (Central Business) /D-1 and I-2 (Restricted Manufacturing & Warehousing)/D-1

NEIGHBORHOOD CONTEXT: This site is in the Old City, an area with a mix of businesses, zoned mostly C-2/D-1.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-2 (Central Business) / D-1 (Downtown Design 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.
3. C-2 zoning allows a wider range of uses than I-2, 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 construct a new parking lot at this location, which will require use on review approval by MPC. A use on review application with development plan has been filed by the applicant for consideration by MPC at the March 8, 2012 meeting (3-A-12-UR).

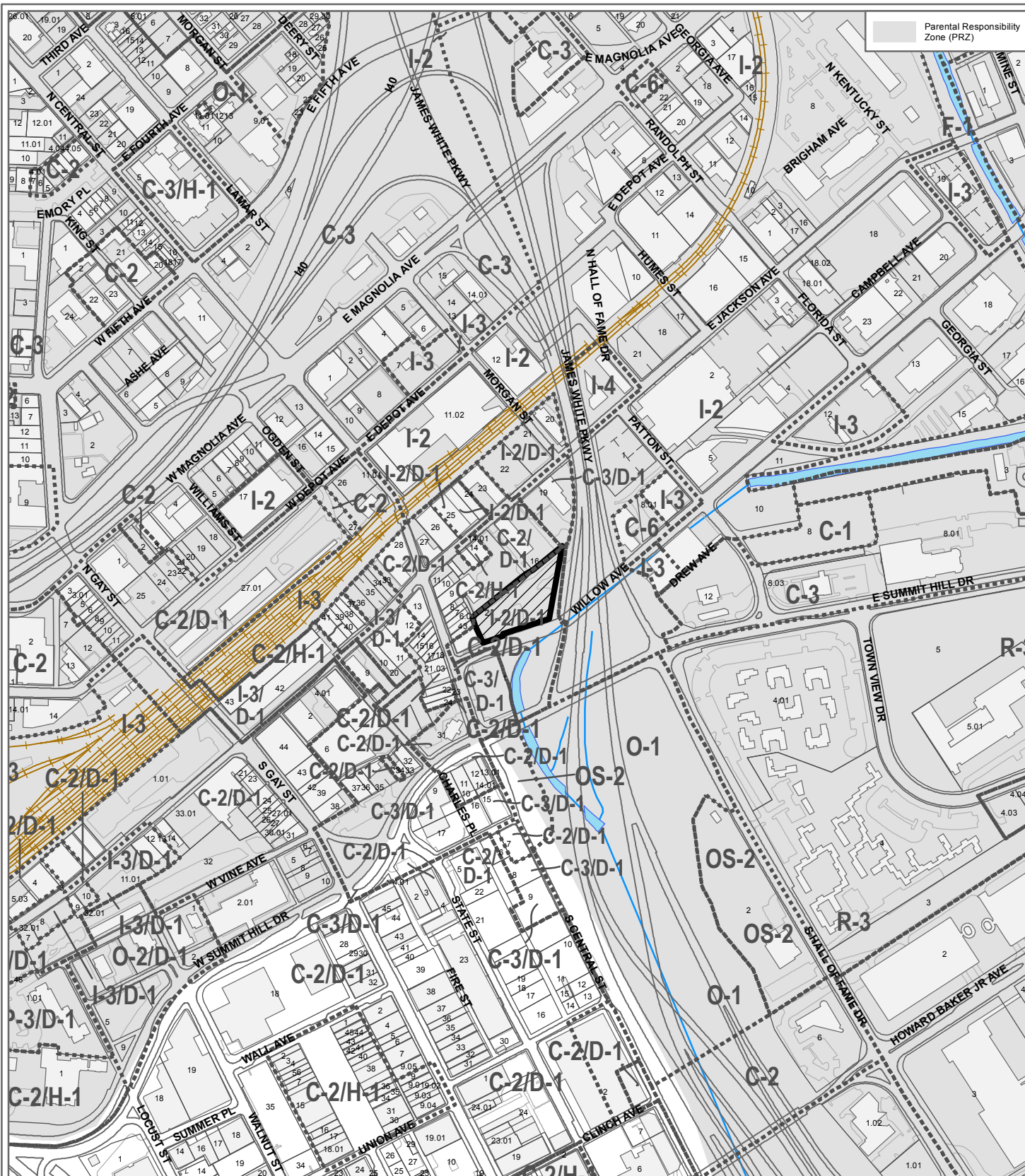
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the Central City Sector Plan and the City of Knoxville One Year Plan designate this site within a mixed use special district, eligible for C-2 zoning.
2. 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.

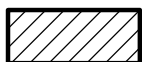
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/6/2012 and 3/20/2012. 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.



**2-A-12-RZ
REZONING**

From: I-2 (Restricted Manufacturing and Warehousing) / D-1 (Downtown Design Overlay)
 To: C-2 (Central Business District) / D-1 (Downtown Design Overlay)



Original Print Date: 1/25/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Courtland Group, LLC

Map No: 95

Jurisdiction: City

