



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

▶ **FILE #:** 11-G-13-RZ

**AGENDA ITEM #:** 31

**AGENDA DATE:** 11/14/2013

▶ **APPLICANT:** STAR SALES CO. OF KNOXVILLE, INC.

OWNER(S): Star Sales Co. of Knoxville, Inc.

TAX ID NUMBER: 81 K K 001

JURISDICTION: City Council District 5

STREET ADDRESS: 1803 N Central St

▶ **LOCATION:** Southwest side N. Central St., southeast side W. Churchwell Ave.

▶ **APPX. SIZE OF TRACT:** 2.7 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is N. Central St., a minor arterial street with 37' of pavement width within 55' of right-of-way, W. Churchwell Ave., a local street with 26' of pavement width within 50' of right-of-way, W. Oak Hill Ave., a local street with 29' of pavement width within 50' of right-of-way or Branner St., a local street with 23' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** C-3 (General Commercial) / IH-1 (Infill Housing Overlay)

▶ **ZONING REQUESTED:** C-6 (General Commercial Park) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Commercial building

▶ **PROPOSED USE:** Light manufacturing and retail showroom

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House - C-3 (General Commercial)/IH-1 (Infill Housing Overlay)

South: W. Oak Hill Ave. - Business - C-3 (General Commercial)/IH-1 (Infill Housing Overlay)

East: N. Central St. - Business - C-3 (General Commercial)/IH-1 (Infill Housing Overlay)

West: Branner St. - Houses - R-2 (General Residential)/IH-1 (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: The properties along N. Central St. are generally developed with commercial uses under C-3/IH-1 zoning, with residential uses to the rear, zoned R-2/IH-1.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE C-6 (General Commercial Park) / IH-1 (Infill Housing Overlay) zoning.**

The requested C-6 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of commercial zoning from three sides. C-6 zoning will allow commercial uses on the site, in addition to some light industrial uses. C-6 uses will be compatible with the surrounding land uses and

zoning pattern. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.

**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-6 zoning is consistent with both the sector plan and One Year Plan designations for the property.
2. C-6 uses will be compatible with the surrounding land uses and zoning pattern.
3. C-6 zoning is appropriate for this site, which is adjacent to other commercial uses and zoning and has access to a minor arterial street.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow commercial uses on the site, in addition to some light industrial uses. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.
3. The existing IH-1 (Infill Housing Overlay) will be maintained as a zoning overlay on the property. The regulations in the IH-1 overlay district only apply to residential development, so they will have no impact on the subject property.

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. C-6 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The impact on the street system will depend on the type of development proposed. The site is already developed with a business. The applicant is seeking C-6 zoning in order to allow some light manufacturing uses on the site.
3. C-6 zoning requires administrative plan review and approval by MPC staff prior to issuance of building permits for new construction, building expansion or major site improvements.
4. Public water and sewer utilities are available to serve the site.

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 City of Knoxville One Year Plan proposes general commercial uses for this site, consistent with the proposed C-6 zoning.
2. The Central City Sector Plan proposes commercial uses for this site, consistent with the proposed C-6 zoning district.
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 12/10/2013 and 12/19/2013. 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.

