



MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Mark Donaldson, Executive Director

DATE: September 12, 2013

SUBJECT: A request to change the zoning map for an area generally described from White Avenue to Lake Avenue between CXS Railroad corridor and Seventeenth Street in the area addressed in the Cumberland Avenue Corridor Plan from C-3 (General Commercial), C-7 (Pedestrian Commercial), O-1 (Office, Medical and Related Services), O-2 (Civic & Institutional) and R-2 (General Residential) zone districts to CU-1 through 5 (Cumberland Avenue) district.
9-G-13-RZ

REQUEST

MPC has been requested by the City of Knoxville Administration to consider making a recommendation on a change of the zoning map for an area generally described from White Avenue to Lake Avenue between CXS Railroad corridor and Seventeenth Street in the area addressed in the Cumberland Avenue Corridor Plan from C-3 (General Commercial), C-7 (Pedestrian Commercial), O-1 (Office, Medical and Related Services), O-2 (Civic & Institutional) and R-2 (General Residential) zone districts to CU-1 through 5 (Cumberland Avenue) district.

BACKGROUND

The Cumberland Avenue District is the newest form district created to serve an area identified through an intensive planning effort that resulted in the Cumberland Avenue Corridor Plan, adopted by the Planning Commission April 12, 2007, and by City Council May 6, 2007.

An advisory committee of interested shareholders was established as part of the planning process used to create the Plan. Since the Plan was adopted, the advisory committee has continued to meet regularly as part of the new zone creation effort. In addition, numerous public meetings have been conducted over the past several years.

There are several significant features of this rezoning that must be considered:

- The district is divided into five sub-districts, CU-1 through CU-5, each with different characteristics to reflect its neighboring properties or topography.
- A key component of the form district is its regulating plan which establishes minimal required yards or required build-to zones. A percentage of any new building must be

constructed with its façade at the required building line or within the required building zone. The balance of the required building line or zone is required to be completed with a street wall to help create a quality public space in the street right-of-way.

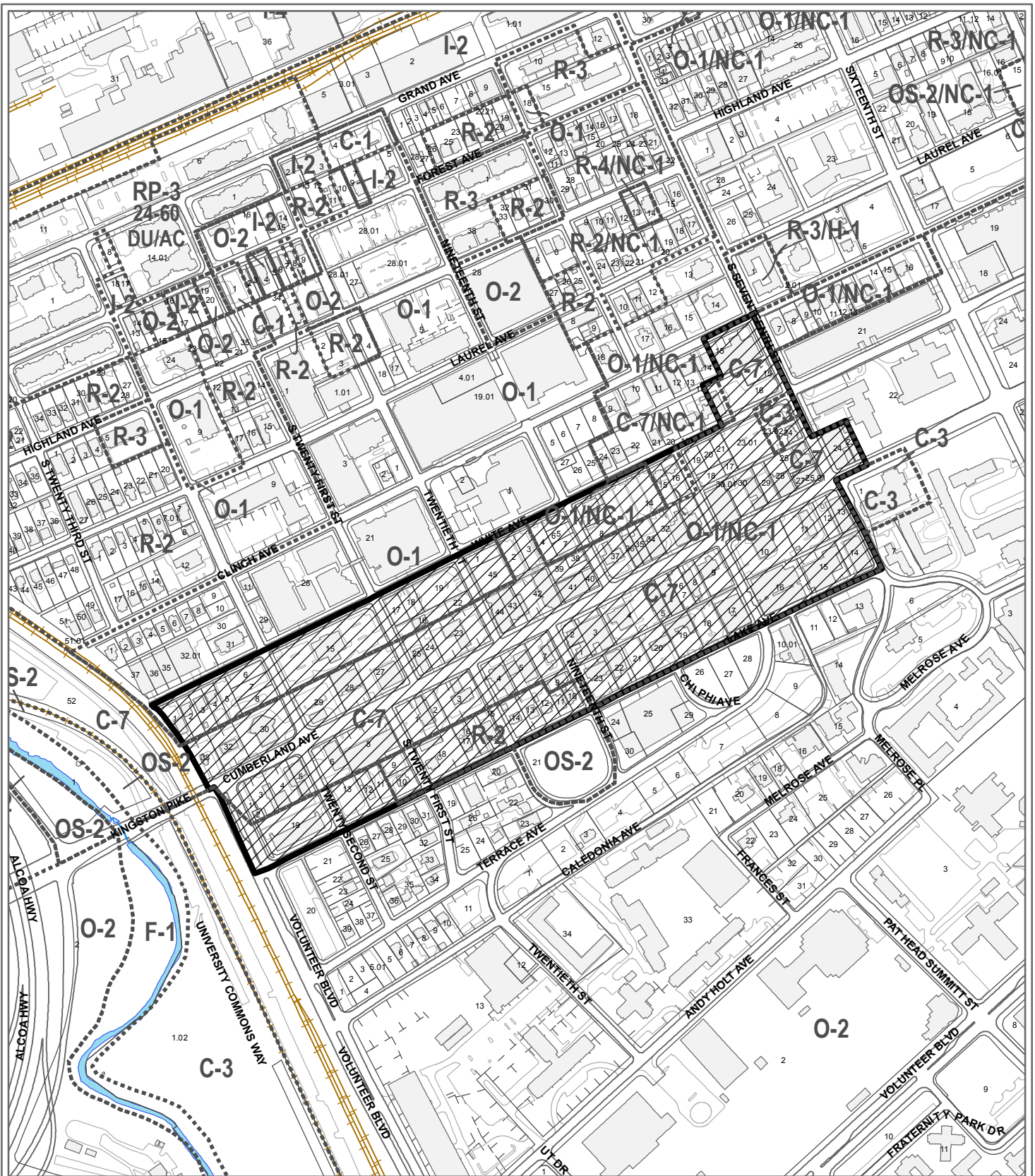
- The form district allows a mix of uses within the district, both horizontally on adjacent properties or vertically on the same property.
- The form district requires certain building elements and features to help create an interesting and active street wall, thus contributing to the enhancement of the streets, the public realm.
- Parking is allowed only at the side or to the rear of a structure on the same lot. In addition, there are a maximum number of parking spaces that may be reserved for uses located on the same lot.
- Streetscape standards are established for property that is redeveloped.
- The form district allows a limited menu of sign options when compared to the conventional zoning ordinance
- A minimum height is established to help create the type and quality of public space in the street right-of-way envisioned in the plan.
- The maximum heights vary according to the sub-district reflecting the neighboring properties and topography.

ANALYSIS

The proposed Cumberland Avenue District is designed to implement the recommendations of the Cumberland Avenue Corridor Plan, which was adopted by the planning commission and made operative by the City Council in 2007. The proposed change to the zoning map is necessary to implement the changed conditions and recommendations reflected in the Corridor Plan, it is consistent with the intent and purposes of the zoning ordinance, it will not adversely affect any other part of the city nor shall any direct or indirect adverse effects result from this change to the zoning map, and the change is consistent with the general plan of Knoxville and Knox County, in particular the Cumberland Avenue Corridor Plan.

STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning from the area's current C-7, C-3, O-1, O-2 and R-2 districts to the Cumberland Avenue District (CU-1 through CU-5) as shown on the attached map.



**9-G-13-RZ
GOVERNMENTAL REZONING**



From: C-3 (General Commercial), C-7 (Pedestrian Commercial), O-1 (Office, Medical & Related Services), O-2 (Civic & Institutional) and
To: Cumberland Avenue District

Petitioner: Metropolitan Planning Commission

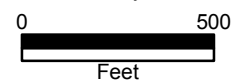
Map No: 999

Jurisdiction: City

Original Print Date: 8/16/2013

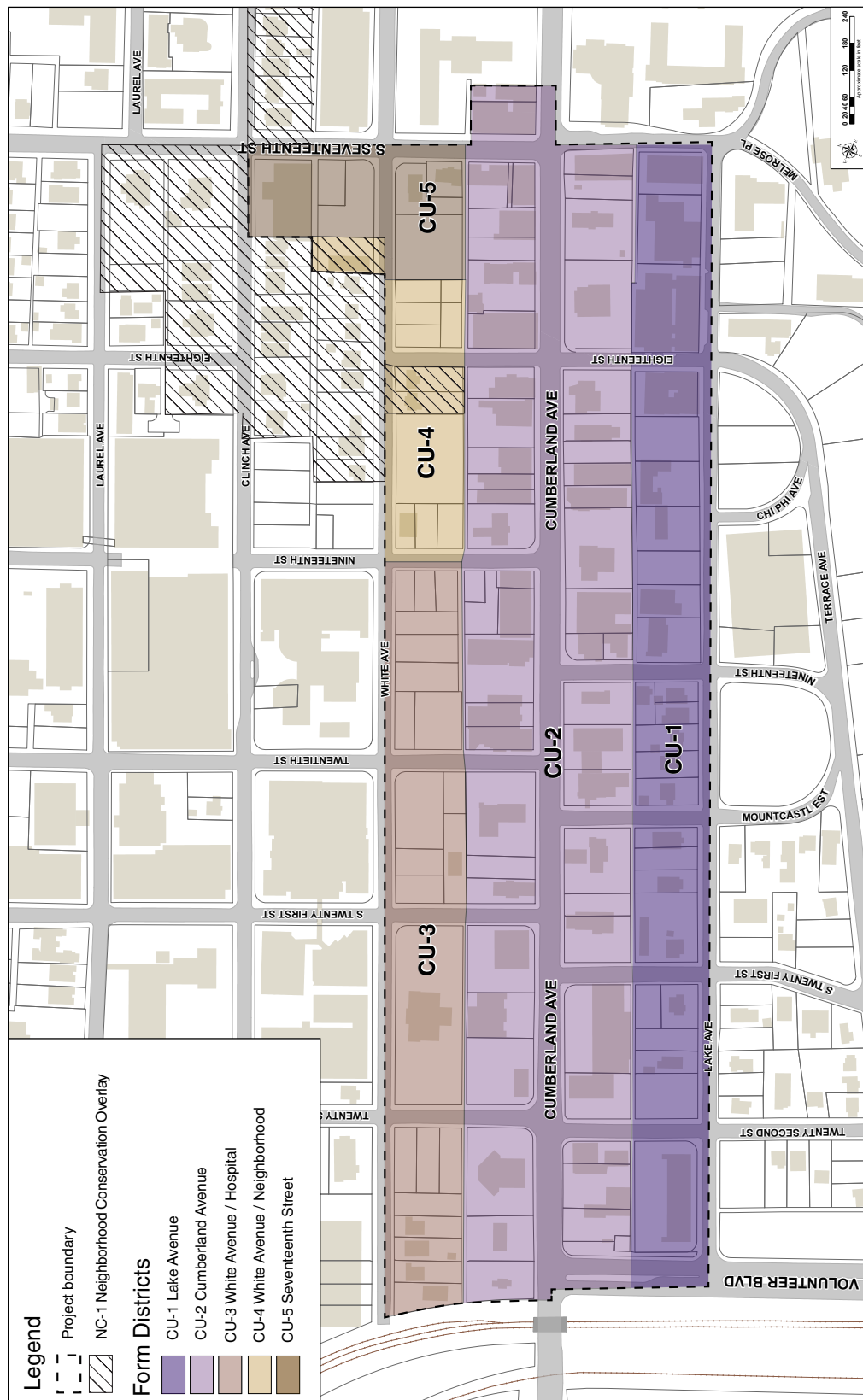
Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



4.2.2. Cumberland Avenue Regulating Plan

The following map is established and made a part of the City of Knoxville Official Zoning Map.





Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

C7 Rezoning Request

1 message

Debbie Billings <DEBBIE@graphiccreations.com>

Thu, Sep 5, 2013 at 1:46 PM

To: bettyjo.mahan@knoxmpc.org

MPC

Betty Jo Mahan

Cumberland Avenue Form Based Rezoning, currently C-7 Pedestrian Commercial

To : MPC and City Council,

As a business that is celebrating it's 26th year within the C-7 District, as well as a citizen who has worked on improving the district with the Merchants Association for as long, and as property owners with 2 properties on Cumberland and our business on Lake Avenue; I cheer the opportunity to support the Cumberland Avenue Form Based Zoning Code and general rezoning request that will be presented to MPC and the Council in the upcoming meetings.

The creation of this code has been a long, public process with lots of opportunity for changes and community input and it will give great direction to building a wonderful front porch to downtown and the University of Tennessee.

Please note our recommendation for approval of the Cumberland Avenue Form Based Zoning Code and general rezoning as a business owner, property owner and board member of the Cumberland Avenue Merchants Association.

Sincerely,

Debbie Billings, Co-Founder, President
Graphic Creations, Inc.

1809 Lake Avenue
Knoxville, TN 37916
[865-522-6221](tel:865-522-6221)

TN Certified Woman Owned Business !