

▶ **FILE #:** 12-G-14-RZ

AGENDA ITEM #: 31

AGENDA DATE: 12/11/2014

▶ **APPLICANT:** KENN DAVIN

OWNER(S): Kenn Davin

TAX ID NUMBER: 95 I D 025

JURISDICTION: City Council District 6

STREET ADDRESS: 802 S Central St

▶ **LOCATION:** Northeast side S. Central St., southeast of Cumberland Ave.

▶ **APPX. SIZE OF TRACT:** 39200 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via S. Central Street, a minor arterial street with 36' of pavement within 44' of right-of-way. The site is not directly serviced by a KAT route but is within close proximity to the main KAT station and trolley routes.

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:** Commercial

▶ **PROPOSED USE:** Offices/lofts

EXTENSION OF ZONE: No

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Church / C-3 (General Commercial) and D-1 (Downtown Design Overlay)

South: James White Parkway / O-1 (Office, Medical, and Related Services District)

East: James White Parkway / O-1 (Office, Medical, and Related Services District)

West: Office / C-3 (General Commercial) and D-1 (Downtown Design Overlay)

NEIGHBORHOOD CONTEXT:

STAFF RECOMMENDATION:

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

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. The property is located in the Regional Mixed Use Center (MU-RC) which is intended for high intensity mixed use centers that are served by sidewalks and transit systems.
2. C-2 (Central Business District) zoning is compatible with the surrounding land uses and zoning. Other properties in the area have been rezoned C-2 in recent years, consistent with approved land use plans for the area.
3. C-2 zoning for the subject property will allow the current business use, or the redevelopment of the building or site for the proposed mix of uses.

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 D-1 (Downtown Design 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.

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

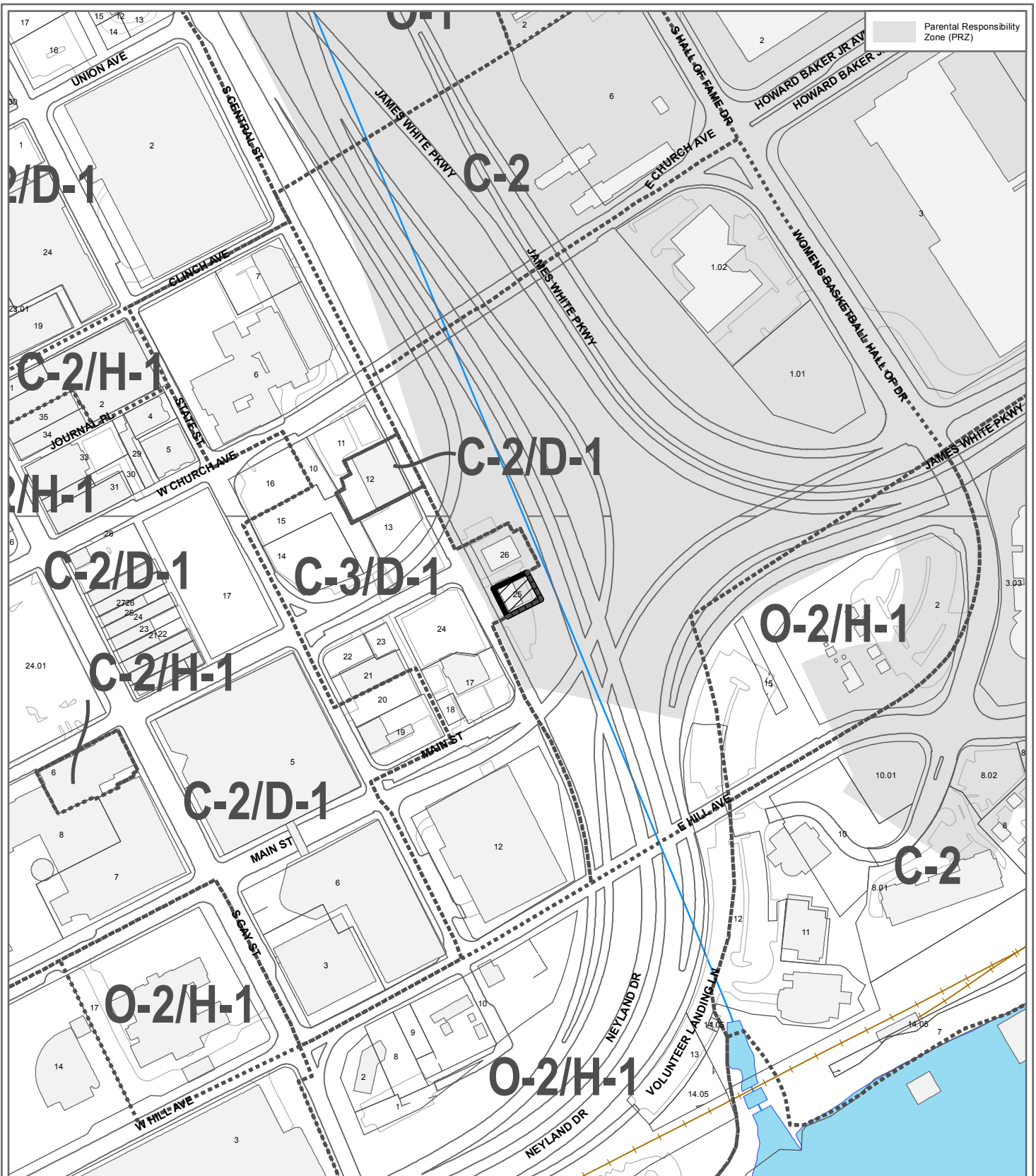
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OR KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Regional Mixed Use Center (MU-RC) land use classification states, among other things, that the district should be served by sidewalks and transit systems and located on a major arterial, adjacent to an Interstate highway or adjacent to downtown, and the location does not include auto and truck-oriented uses. This proposal is compatible with the general description and location criteria of the MU-RC.
2. The MU-RC land use classification recommends the C-2 zoning district within the downtown area.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/6/2015 and 1/20/2015. 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.



**12-G-14-RZ
REZONING**

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

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



Petitioner: Davin, Kenn

Map No: 95

Jurisdiction: City

Original Print Date: 11/24/2014
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

