

▶ **FILE #:** 3-B-14-RZ

**AGENDA ITEM #:** 35

**AGENDA DATE:** 3/13/2014

▶ **APPLICANT:** THE COURTLAND GROUP LLC

OWNER(S): Jeffrey Nash

TAX ID NUMBER: 94 E F 012 & 013

JURISDICTION: City Council District 6

STREET ADDRESS: 110 W Magnolia Ave

▶ **LOCATION:** Southeast side W. Magnolia Ave., southwest side N. Central St.

▶ **APPX. SIZE OF TRACT:** 0.54 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Magnolia Ave., a minor collector street within the large right-of-way of I-40. The property also has access to N. Central St., a minor arterial street with 36' of pavement width within 50' of right-of-way, or Ogden St., a local street with 28' of pavement width within 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)

▶ **ZONING REQUESTED:** C-2 (Central Business)

▶ **EXISTING LAND USE:** Warehouse and retail

▶ **PROPOSED USE:** Apartments and retail

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: W. Magnolia Ave. - Parking lot under I-40 / C-3 (General Commercial)

South: Commercial building and outdoor storage area / C-3 (General Commercial)

East: N. Central St. - Greyhound bus terminal / C-3 (General Commercial)

West: Ogden St. - Businesses / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of commercial and light industrial uses under I-2 and C-3 zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE C-2 (Central Business) zoning.**

C-2 zoning for the subject property will allow redevelopment of the site with mixed uses, as proposed by the Magnolia Avenue Corridor Plan. It is an extension of zoning from the south and is consistent with the proposals of the adopted plans for the area.

**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 zoning for the subject property will allow redevelopment of the site with mixed uses, as proposed by the sector plan, as amended by the Magnolia Avenue Corridor Plan.
2. C-2 zoning for this property is comparable to other properties to the south and west, that have been rezoned C-2, to allow a greater mix of uses.
3. The site is located within the MA4 area of the Magnolia Avenue Corridor Plan, which specifically lists C-2 as a recommended zone for mixed use development.

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. Based on the above general intent, this area is appropriate for C-2 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.

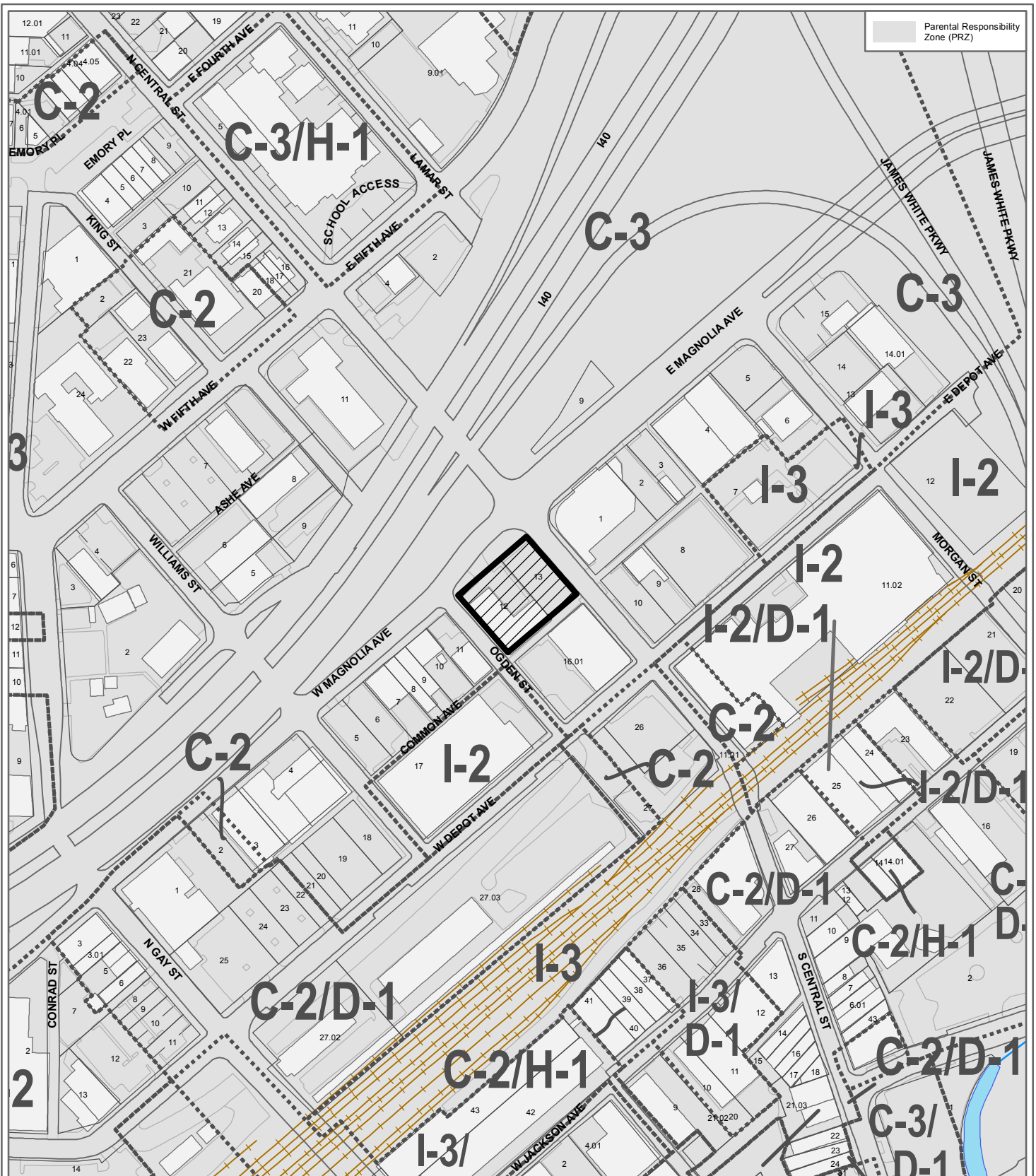
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan, as amended by the Magnolia Avenue Corridor Plan, designates the site within a mixed use special district as part of the MA4 district, consistent with the proposed C-2 zoning. The plan specifically lists C-2 as a recommended zone for mixed use development within this designated area.
2. The City of Knoxville One Year Plan designates the site within the same mixed use special district as the sector plan, consistent with C-2 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 required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/15/2014 and 4/29/2014. 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.



**3-B-14-RZ  
REZONING**

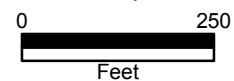
From: C-3 (General Commercial)  
To: C-2 (Central Business District)



Petitioner: The Courtland Group LLC

Map No: 94

Jurisdiction: City



Original Print Date: 2/24/2014  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902