

▶ **FILE #:** 5-F-14-RZ

AGENDA ITEM #: 25

AGENDA DATE: 5/8/2014

▶ **APPLICANT:** JHD, LLC

OWNER(S): Jon Clark

TAX ID NUMBER: 94 E F 033-035 094EG010-012

JURISDICTION: City Council District 6

STREET ADDRESS: 114 W Jackson Ave

▶ **LOCATION:** Northwest and southeast sides W. Jackson Ave., west of Central St.

▶ **APPX. SIZE OF TRACT:** 1.3 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Jackson Avenue, a local street, with 26 ft. of pavement width, with a right-of-way of 45 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** I-3 (General Industrial) / D-1 (Downtown Design Overlay)

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

▶ **EXISTING LAND USE:** John H. Daniel building (south side) and surface parking lot (north side)

▶ **PROPOSED USE:** Mixed uses

DENSITY PROPOSED: NA

EXTENSION OF ZONE: Yes, from the east and south

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Railroad right-of-way - I-3

South: Parking lot, commercial uses - C-2/D-1

East: Parking lot, mixed office and commercial uses - C-2/D-1

West: Parking lot, mixed office and commercial uses - C-2/H-1, I-3/D-1

NEIGHBORHOOD CONTEXT: The subject property is located in the Old City section of Downtown Knoxville. Many of the surrounding properties have been redeveloped with restaurants, residential uses, offices, shops, and other uses that would normally be found in a downtown area. Surrounding zoning includes, C-2/D-1, C-2/H-1, I-3/D-1, and I-3.

STAFF RECOMMENDATION:

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

The requested C-2 zoning is consistent with the Central City Sector Plan and the One Year Plan designations for these properties, in an area where mixed use development and redevelopment is encouraged. The D-1 overlay designation will ensure that any proposals for the properties requiring building permits will be compatible with the design of surrounding uses and consistent with the Downtown design Guidelines.

COMMENTS:

The rezoning request will allow the use of the subject properties consistent with the mixed use development pattern that characterizes the Old City and the greater downtown area.

REZONING REQUIREMENTS FROM THE ZONING ORDINANCE (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND THE DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Over the last several years, property owners and developers have requested the rezoning of properties in the downtown area to C-2 to allow development or redevelopment consistent with the area's mixed use development pattern. The C-2 zone is exclusively a central business district zoning classification.
2. The proposed change in zoning is consistent with the Central Sector Plan and the One Year Plan for the area in which these properties are located.

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

1. As mentioned previously, the C-2 zone is the city's exclusive central business district zoning classification, which allows a mix of uses that one would find in a downtown location.
2. The D-1 design overlay was established to guide development/redevelopment proposals in a manner that would be consistent with the scale and design of the existing development pattern.

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 requested C-2 zoning with the D-1 design overlay will permit uses compatible with the scale and design of surrounding properties and will have little to no impact on the area.
2. Public water and sewer are available to serve this site, and the proposal is consistent with the surrounding zoning pattern.

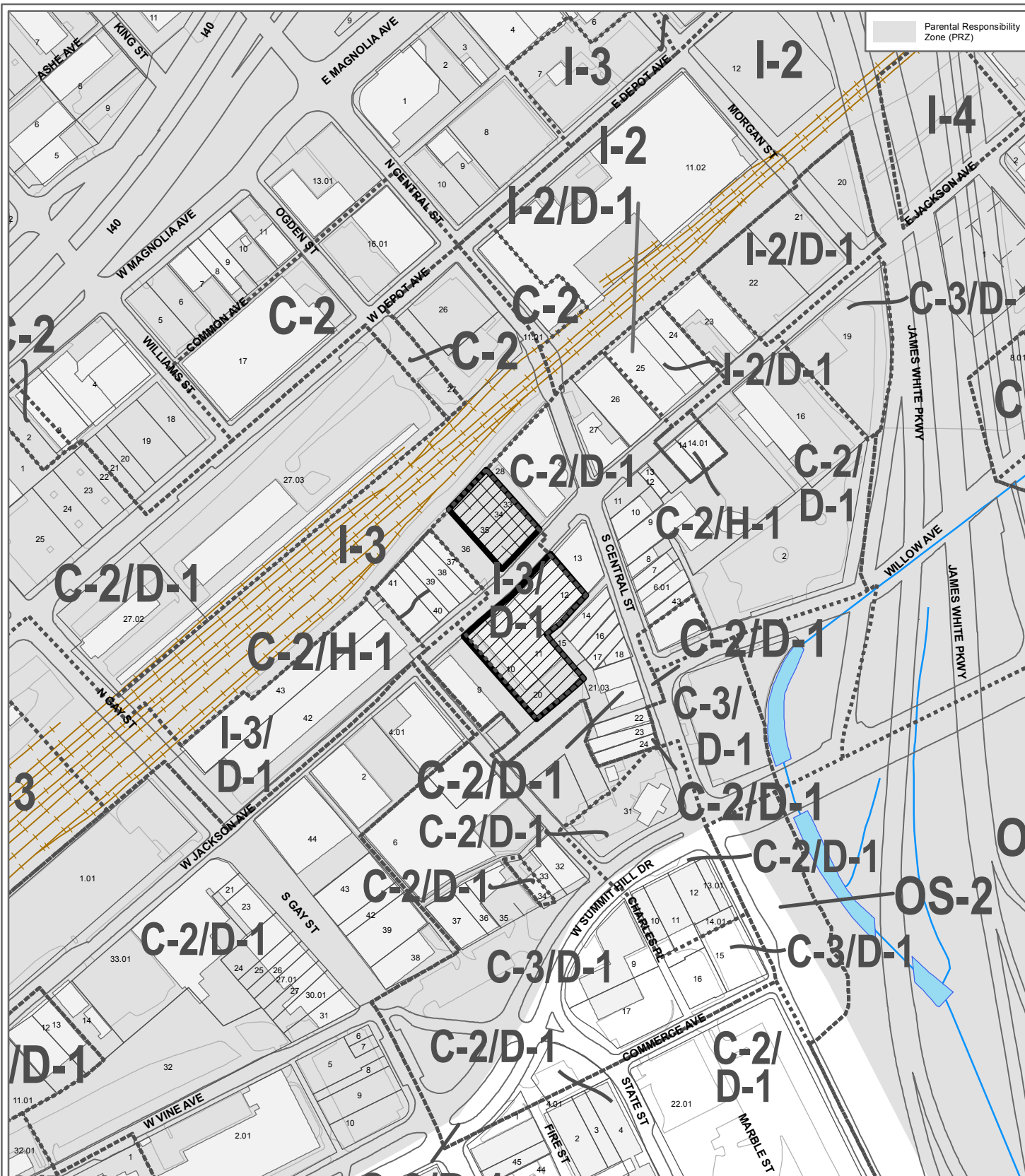
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan designates this site for Mixed Use, consistent with proposal.
2. The One Year Plan designates this site for Mixed Use (Central Business District, General Commercial, Light Industrial), consistent with this proposal.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. The 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 6/10/2014 and 6/24/2014. 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.



**5-F-14-RZ
REZONING**

From: I-3 (General Industrial) / D-1 (Downtown Design Overlay)

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



Original Print Date: 4/11/2014
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: JHD, LLC

Map No: 94

Jurisdiction: City

