

▶ **FILE #:** 4-C-16-RZ

AGENDA ITEM #: 36

AGENDA DATE: 4/14/2016

▶ **APPLICANT:** BRIAN HANN
 OWNER(S): Twofold Purchase GP

TAX ID NUMBER: 95 A J 003 [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1150 McCalla Ave

▶ **LOCATION:** South side of McCalla Ave., west side of Willow Ave.

▶ **APPX. SIZE OF TRACT:** 0.6 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via McCalla Ave., a minor collector street with 36' of pavement width within 55' of right-of-way, and Willow Ave., a minor collector street with 48' of pavement width within 62' of right-of-way. The site is within walking and biking distance to downtown and the university, and is near several transit routes.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

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

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Mixed use, residential and commercial

EXTENSION OF ZONE: No

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING:
 North: Commercial / I-2 (Restricted Manufacturing & Warehousing)
 South: Warehousing / I-2 (Restricted Manufacturing & Warehousing)
 East: Warehousing / I-2 (Restricted Manufacturing & Warehousing), C-6 (General Commercial Park)
 West: Creek, open outdoor storage / F-1 (Floodway), I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: The property is located in the area east of the Old City that includes a mix of commercial and warehousing uses.

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 not an extension of zoning but 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 Central City Sector Plan.
2. C-2 zoning for this property is compatible with the surrounding commercial and warehousing uses in the area. The property owner of the subject property also owns the nearby I-3 (General Industrial) property that is currently used for open storage.
3. The site is located within the MA5 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.
3. This project is proposing to have some on-site parking even though C-2 zoning does not require parking. There is currently lots of opportunity for on-street parking, however, if additional properties in the area are rezoned C-2 this could lead a shortage of parking in the area though unlikely in the near term.

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 the site a Mixed Use Special District (MU-CC3) which allows consideration of the C-2 district.
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: 574 (average daily vehicle trips)

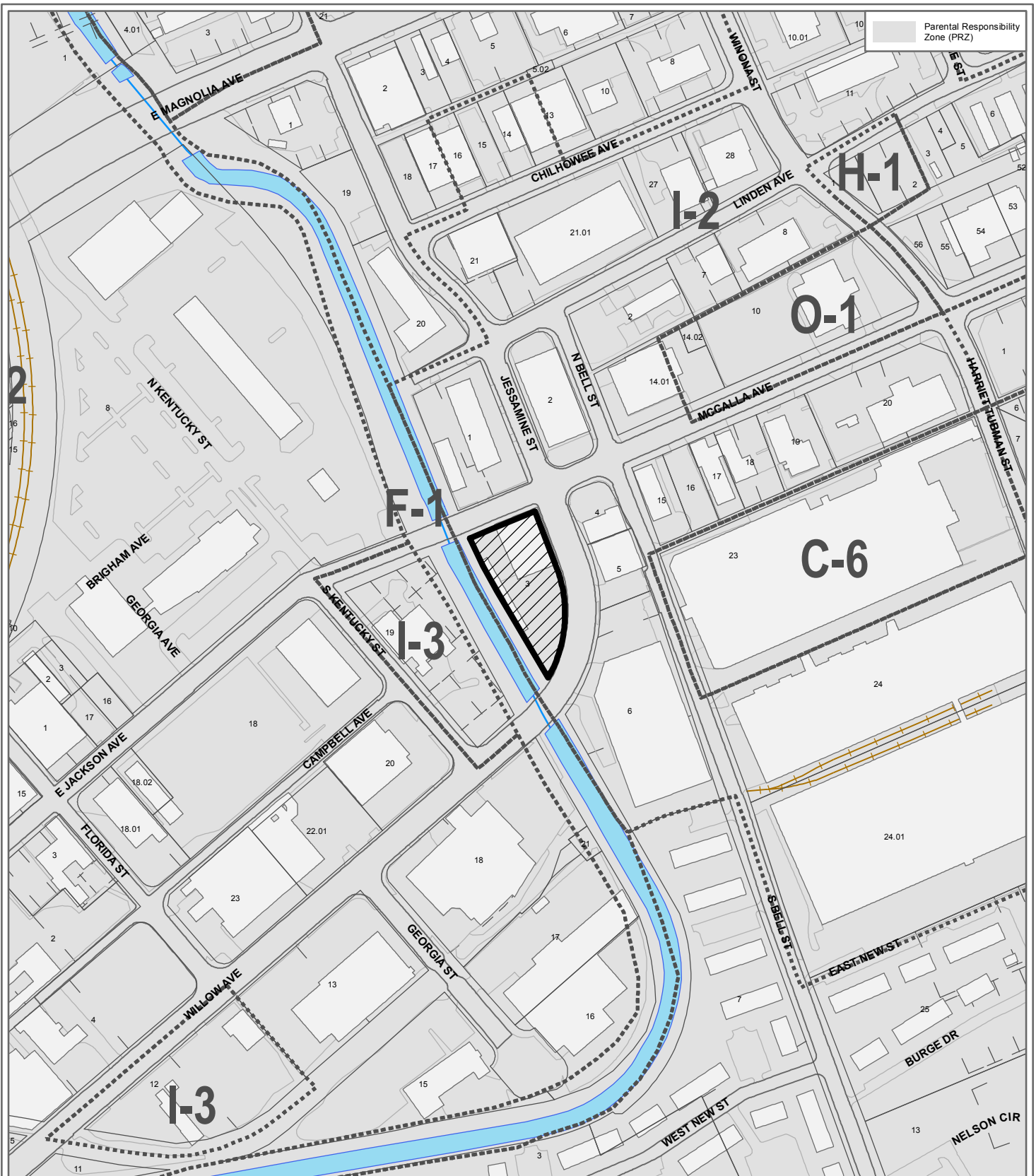
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 7 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Green Magnet Academy, Vine Middle Magnet, and Austin East High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knoxville City Council for action on 5/10/2016 and 5/24/2016. 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.



**4-C-16-RZ
REZONING**

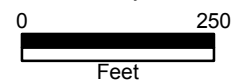
From: I-2 (Restricted Manufacturing and Warehousing)
To: C-2 (Central Business District)



Petitioner: Hann, Brian

Map No: 95

Jurisdiction: City



Original Print Date: 3/21/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902