

▶ **FILE #:** 4-F-16-RZ

AGENDA ITEM #: 39

AGENDA DATE: 4/14/2016

▶ **APPLICANT:** FARIS EID

OWNER(S): RR Land, LLC

TAX ID NUMBER: 95 H A 024

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 121 E Jackson Ave

▶ **LOCATION:** North side of E. Jackson Ave., southwest of Morgan St.

▶ **APPX. SIZE OF TRACT:** 5845 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Jackson Avenue, a local street, with 35 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-2 (Restricted Manufacturing and Warehousing) / D-1 (Downtown Design Overlay)

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

▶ **EXISTING LAND USE:** Office and warehouse

▶ **PROPOSED USE:** Commercial and office

EXTENSION OF ZONE: Yes, from the south and east

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Railroad right-of-way, Warehousing / I-2 (Restricted Manufacturing and Warehousing District)

South: Jackson Ave., Restaurant, Retail, Residential / C-2/D-1(Central Business District/Downtown Design Overlay), C-2/H-1 (Central Business District/Historic Overlay)

East: Music venue, Surface parking / C-2/D-1(Central Business District/Downtown Design Overlay)

West: Retail, Residential, Office / C-2/D-1(Central Business District/Downtown Design Overlay)

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, residences, offices, shops, and other uses that would normally be found in a downtown area.

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 proposal for the property will be compatible with the design of surrounding structures and consistent with the Downtown Knoxville 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 City 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. 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 (Downtown 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 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.
3. Public parking is available on-street and under James White Parkway, and there are several nearby private parking facilities.

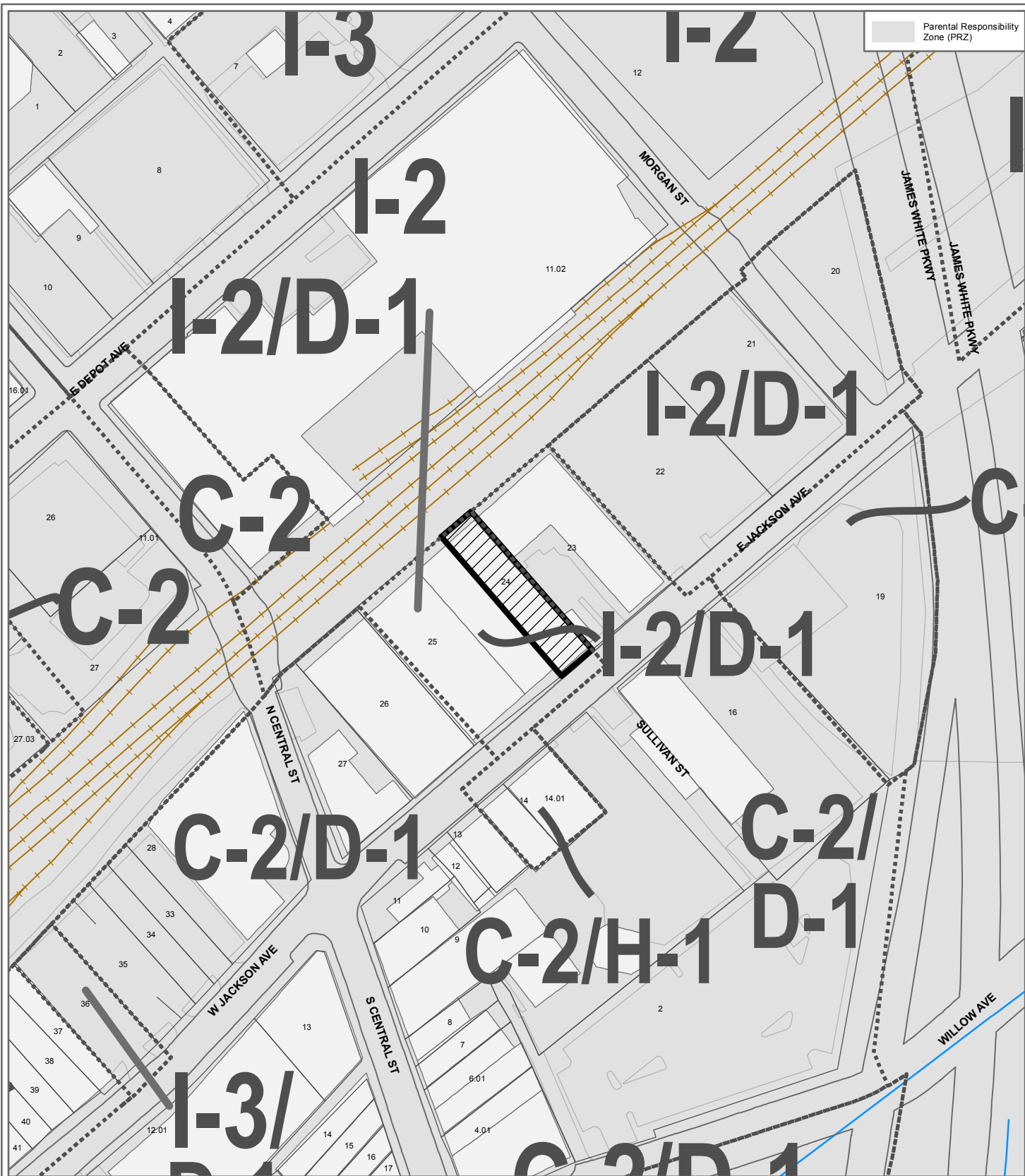
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan designates this site Mixed Use Special District (MU-CC3) which allows consideration of the C-2 zone, consistent with proposal.
2. The One Year Plan designates this site for Mixed Use Special District (MU-CC3) which allows consideration of the C-2 zone, 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 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-F-16-RZ
REZONING**

From: I-2 (Restricted Manufacturing and Warehousing) / D-1 (Downtown Design Overlay)
To: C-2 (Central Business District) / D-1 (Downtown Design Overlay)



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

Revised:

Petitioner: Eid, Faris

Map No: 95

Jurisdiction: City

