

▶ **FILE #:** 8-A-16-RZ

AGENDA ITEM #: 28

AGENDA DATE: 8/11/2016

▶ **APPLICANT:** CHURCH STREET UNITED METHODIST CHURCH

OWNER(S): Church Street United Methodist Church

TAX ID NUMBER: 94 M F 025

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 913 Henley St

▶ **LOCATION:** West side Henley St., south side Main St., north side W. Hill Ave.

▶ **APPX. SIZE OF TRACT:** 4.61 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Current vehicular access is from Main St., a one-way east major arterial street with 3 lanes and 50' of pavement within 80' of right-of-way, Poplar St., a local street with 20' of pavement width within 45' of right-of-way, or W. Hill Ave., a local street with 30' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River and Second Creek

▶ **PRESENT ZONING:** R-3 (High Density Residential) / D-1 (Downtown Design Overlay)

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

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Expansion of church facilities

EXTENSION OF ZONE: Yes, extension of C-2/D-1 zoning from the north and east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Main St., Utility facility - C-2 (Central Business) / D-1 (Downtown Design Overlay)

South: W. Hill Ave., attached residential development - R-3 (High Density Residential)

East: Henley St., hotel and law office - C-2 (Central Business) / D-1 (Downtown Design Overlay)

West: UT student parking - C-2 (Central Business)

NEIGHBORHOOD CONTEXT: This area, just west of downtown is developed with a mix of uses, primarily under C-2 and R-3 zoning with the D-1 overlay. The Knoxville Convention Center and World's Fair Park are located to the north.

STAFF RECOMMENDATION:

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

Approval of the requested rezoning will allow a mix of uses rather than strictly residential, consistent with the mixed use sector plan proposal adjacent properties. The proposal is an extension of zoning from two sides and is also consistent with the adopted land use 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/D-1 zoning for the subject property is consistent with adjacent uses, allowing mixed use development. C-2 is a mixed use zoning that will allow other uses in addition to residential.
2. C-2/D-1 zoning is the most appropriate zone for properties located in downtown to allow the desired mix of uses.
3. The proposal is a logical extension of zoning from three sides.

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 site is currently within the D-1 (Downtown Design Overlay), which will be retained, regardless of the proposed change to the base zoning. The D-1 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. Certain exterior modifications will require review and approval by the Downtown Design Review Board prior to issuance of building permits.
3. Based on the above general intent, this area is appropriate for C-2/D-1 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. C-2/D-1 zoning is compatible with surrounding development and should have minimal impact on adjacent properties.
2. The impact on the street system will depend on the type of development proposed. The site is currently used for a large church and associated surface parking.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
4. Public water and sewer utilities are available to serve the site.

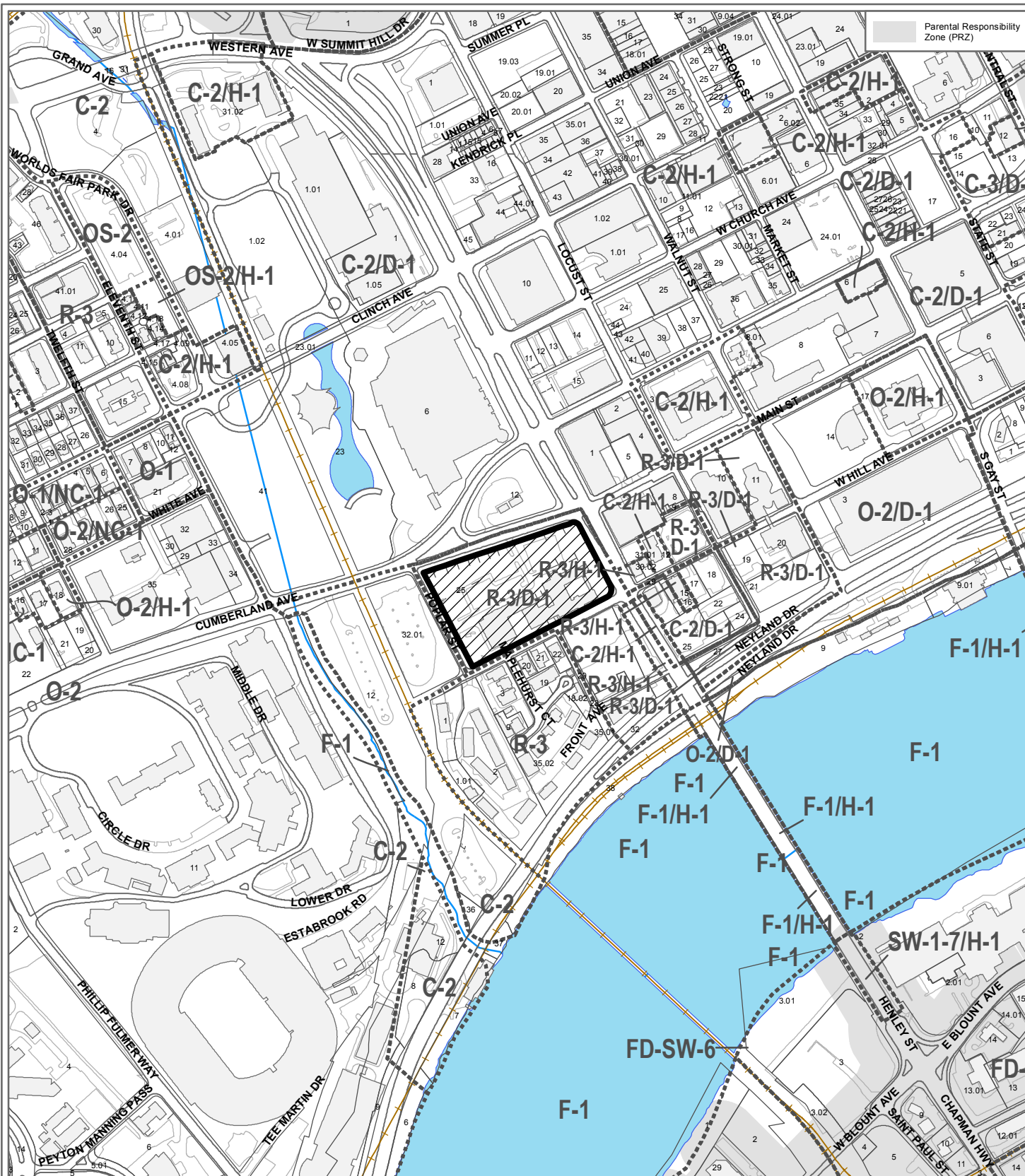
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the Central City Sector Plan and the City of Knoxville One Year Plan propose CI (Civic Institutional) for the site, consistent with the church located on site. C-2/D-1 is appropriate within the CI plan designation.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
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 9/13/2016 and 9/27/2016. 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.



**8-A-16-RZ
REZONING**

From: R-3 (High Density Residential) / D-1 (Downtown Design Overlay)
To: C-2 (Central Business District) / D-1 (Downtown Design Overlay)

Original Print Date: 7/20/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Church Street United Methodist Church

Map No: 94
Jurisdiction: City

