

► **FILE #:** 7-H-16-RZ

AGENDA ITEM #: 35

AGENDA DATE: 7/14/2016

► **APPLICANT:** LA CORONA FINE PROPERTIES INC.

OWNER(S): La Corona Properties Inc.

TAX ID NUMBER: 95 I F 013

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 0 S Central St

► **LOCATION:** Southwest side S. Central St., north of Cumberland Ave.

► **APPX. SIZE OF TRACT:** 8000 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via S. Central St., a minor arterial street with 36' of pavement within 44' of right-of-way, and Cumberland Ave, a major collector street with 28' of pavement within the TDOT right of way for the James White Parkway off ramp. The site is not directly serviced by a KAT route but is within close proximity to the main KAT station and trolley routes.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT ZONING:** C-3 (General Commercial) / D-1 (Downtown Design Overlay)

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

► **EXISTING LAND USE:** Surface parking lot

► **PROPOSED USE:** Residential development

EXTENSION OF ZONE: Yes, from the north

HISTORY OF ZONING: The property to the north was zoned C-2 in 2006 and a property to the southeast was zoned C-2 in 2014.

SURROUNDING LAND USE AND ZONING: North: Residential, parking lot / C-2 (Central Business District), C-3 (General Commercial), D-1 (Downtown Design Overlay)

South: TDOT right of way, parking lot / C-3 (General Commercial), D-1 (Downtown Design Overlay)

East: TDOT right of way, church, vacant building / C-2 (Central Business District), C-3 (General Commercial), D-1 (Downtown Design Overlay)

West: Parking lot / C-3 (General Commercial), D-1 (Downtown Design Overlay)

NEIGHBORHOOD CONTEXT: This site is located adjacent to S. Central St. and Cumberland Ave., in an area zoned C-2, C-3 and D-1 on the eastern edge of the downtown central business district. The adjacent building to the north was converted to residential dwellings in 2008.

STAFF RECOMMENDATION:

► **RECOMMEND that City Council APPROVE C-2 (Central Business District) / D-1 (Downtown Design**

Overlay District) zoning.

C-2/D-1 zoning will allow the proposed residential use of the property which is not permitted under the current C-3. The proposal is consistent with both the One Year and Sector Plan proposals for the site.

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. The property is located in the Regional Mixed Use Center (MU-RC) which is intended for high intensity mixed use centers that are served by sidewalks and transit systems.
2. C-2 (Central Business District) zoning is compatible with the surrounding land uses and zoning. Other properties in the area have been rezoned C-2 in recent years, consistent with approved land use plans for the area. The adjacent property to the north was rezoned C-2 in 2006 (12-J-06-RZ) and the building was converted to residential dwellings.
3. C-2 zoning for the subject property will allow the current use (commercial parking), or the redevelopment of the building or site for the proposed residential use, or a mix of uses.
4. The D-1 overlay district requires public review of all changes to property and the design guidelines provide protection against incompatible construction.

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 D-1 (Downtown Design 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.
3. The proposed residential use is consistent with the intent and purpose of the C-1/D-1 zone districts.

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 C-2/D-1 zoning is compatible with the surrounding land uses and zoning pattern.
2. The C-2/D-1 zoning is compatible with the surrounding scale and intensity of development.
3. 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 OR KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Regional Mixed Use Center (MU-RC) land use classification states, among other things, that the district should be served by sidewalks and transit systems and located on a major arterial, adjacent to an Interstate highway or adjacent to downtown, and the location does not include auto and truck-oriented uses. This proposal is compatible with the general description and location criteria of the MU-RC.
2. The MU-RC land use classification recommends the C-2 zoning district within the downtown area.
3. This proposal does not present any apparent conflicts with any other adopted plans.

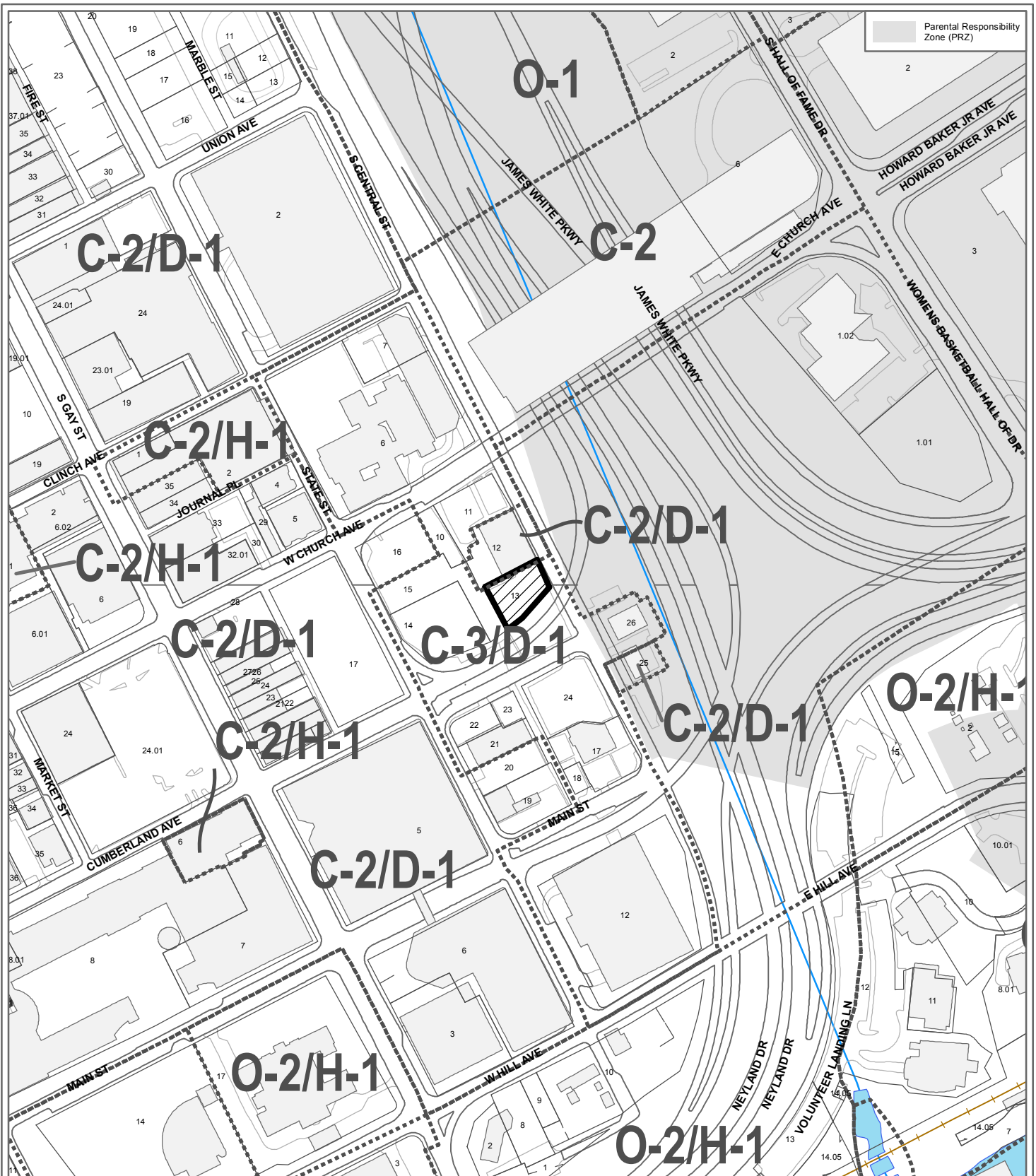
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sequoyah Elementary, South Doyle Middle, 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 8/16/2016 and 8/30/2016. 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.



**7-H-16-RZ
REZONING**

From: C-3 (General Commercial) / D-1 (Downtown Design Overlay)

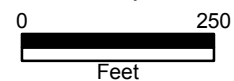
To: C-2 (Central Business District) / D-1 (Downtown Design Overlay)



Petitioner: La Corona Fine Properties Inc.

Map No: 95

Jurisdiction: City



Original Print Date: 6/15/2016

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902