

▶ **FILE #:** 4-B-17-RZ

AGENDA ITEM #: 49

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** **STONE STREET GROUP**

OWNER(S): Stone Street Group LLC

TAX ID NUMBER: 94 D Q 031

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 127 Jennings Ave

▶ **LOCATION:** **Northwest side Jennings Ave., southwest of N. Central St.**

▶ **APPX. SIZE OF TRACT:** **1.09 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Jennings Ave., a local street with 36' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** **C-3 (General Commercial)**

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

▶ **EXISTING LAND USE:** **Lusk Body Co. commercial building**

▶ **PROPOSED USE:** **Any use permitted under C-2 zoning**

EXTENSION OF ZONE: Yes, extension of C-2 zoning from the southeast.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Pruett Pl., residences / C-3 (General Commercial)

South: Warehouse building / C-2 (Central Business)

East: Business / C-3 (General Commercial)

West: Residences / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential, office, commercial and light industrial uses under C3 and C-2 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-2 (Central Business) zoning, subject to one condition.**

1. If a new building is proposed, either in the location of an existing building or surface parking lot, use on review approval by MPC shall be required before issuance of any building permits, subject to the guide lines of Appendix 3 (Mixed-Use Development Guidelines) of the Broadway, Central, Emory Place Small Area Plan (2007).

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 properties are located within the Downtown North Mixed Use District (MU-CC1) of the Central City Sector Plan (2014), which recommends a mix of uses, including residential, office and commercial development. The MU-CC1 section of the plan is attached to this report.
2. C-2 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.
3. C-2 zoning for the subject property will allow the proposed commercial use, or the redevelopment of the building or site for mixed uses, as proposed by the sector plan.

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 MU-CC1 district is described as being an extension of downtown, including the area where the subject property is located. C-2 is an appropriate zone for the subject property.

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. Uses allowed under C-2 zoning are compatible with the surrounding land uses and zoning pattern.
2. With the recommended condition by staff, C-2 zoning is compatible with the surrounding scale and intensity of development. The C-2 zone allows intensity of development beyond the existing built environment of the surrounding area and does not have urban design standards to ensure the compatibility of new development.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

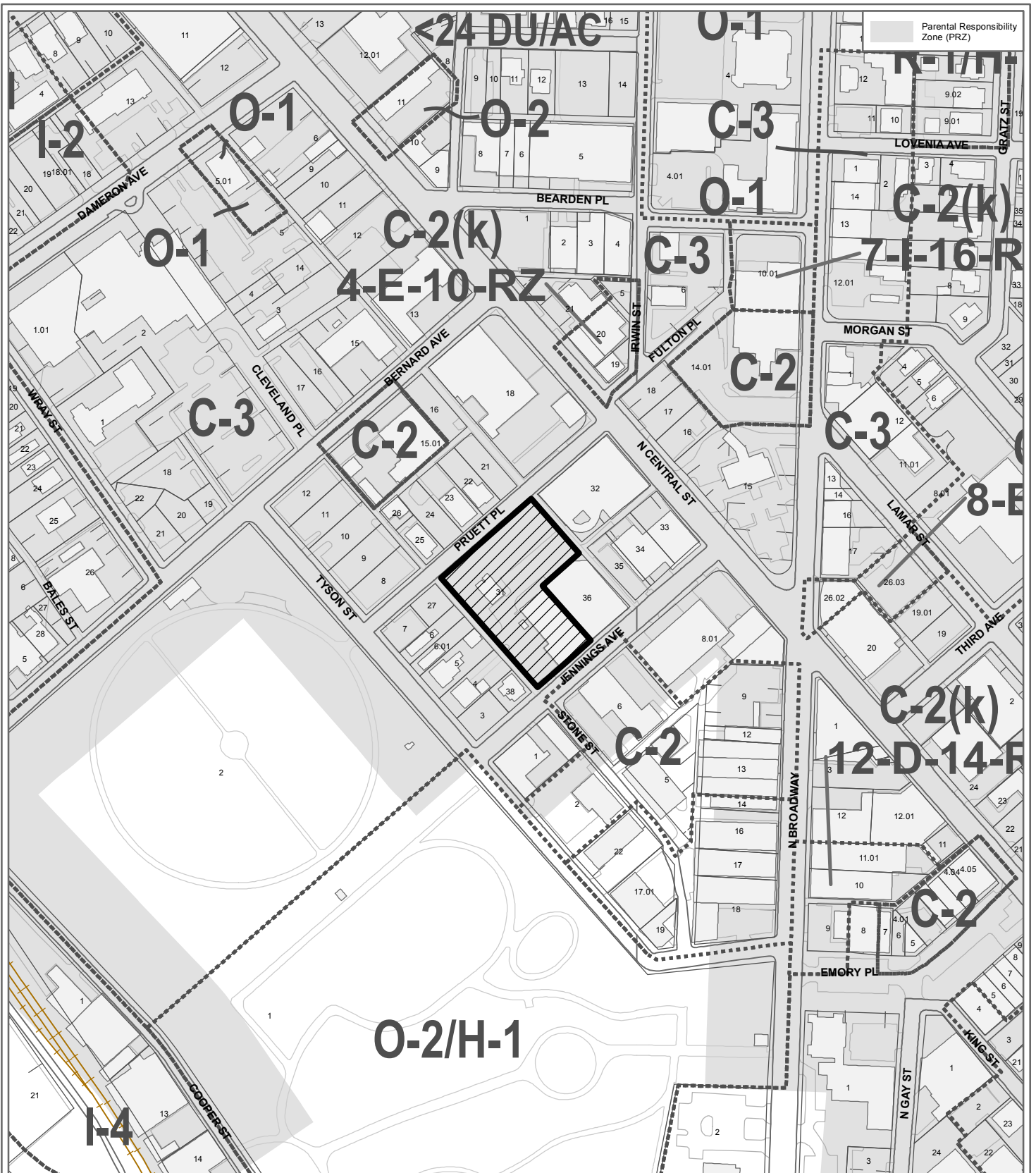
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OR KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Downtown North Mixed Use District (MU-CC1) of the Central City Sector Plan recommends several land use classifications that can be considered. The land use classifications applicable for this review should have general descriptions and location criteria that are compatible with the proposed site.
2. The MU-CC1 district allows consideration of the Regional Mixed Use Center (MU-RC) land use classification which 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.
3. The MU-RC land use classification specifically recommends an adapted C-2 zoning district for the 'Downtown North' area. If such a zone has not been adopted the sector plan recommends conditioning rezonings with the 'Mixed-Use Development Guidelines' (Appendix 3) of the Broadway, Central, Emory Place Small Area Plan. These guidelines have been attached to this report.
4. The Central City Sector Plan recommends adopting new mixed use zoning specifically for this area, such as a Form District or Corridor Overlay District, or a new basic or planned zone that allows mixed use development in small areas on individual lots along urban commercial corridors where a form district or corridor overlay district are not anticipated in the near term or feasible because of location and size. The sections from the sector plan regarding these new zoning districts is attached to this report.
5. 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 5/9/2017 and 5/23/2017. 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-B-17-RZ
REZONING**

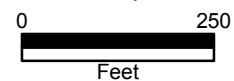
From: C-3 (General Commercial)
To: C-2 (Central Business District)



Petitioner: Stone Street Group

Map No: 94

Jurisdiction: City



Original Print Date: 3/14/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: STONE STREET GROUP LLC

Date Filed: 2/21/2017 Meeting Date: 4/13/2017

Application Accepted by: M. Payne

Fee Amount: 1,500.00 File Number: Rezoning 4-B-17-RZ

Fee Amount: X File Number: Plan Amendment X



PROPERTY INFORMATION

Address: 127 JENNINGS AVENUE

General Location: OFF CENTRAL

1/2 Jennings Ave due west of Central

Parcel ID Number(s): 0940031

Tract Size: 1.09 acre

Existing Land Use: _____

Planning Sector: CENTRAL CITY

Growth Policy Plan: Urban

Census Tract: 66

Traffic Zone: 50

Jurisdiction: City Council 4 District

County Commission 2 District

Requested Change

REZONING

FROM: C3

TO: C2

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: N/A

TO: _____

PROPOSED USE OF PROPERTY

Vacant property seeking commercial tenant.

Density Proposed _____ Units/Acre

Previous Rezoning Requests: NONE

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: _____

Company: STONE STREET GROUP LLC

Address: 629 N. BROADWAY

City: KNOXVILLE State: TN Zip: 37917

Telephone: 865-410-6052

Fax: _____

E-mail: RNAPIER@STONESTGROUP.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: RODNEY NAPIER

Company: STONE STREET GROUP

Address: P.O. BOX 27246

City: KNOX State: TN Zip: 37927

Telephone: 865-410-6052

Fax: _____

E-mail: RNAPIER@STONESTGROUP.COM

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Larry D. Wright

PLEASE PRINT

Name: LARRY WRIGHT

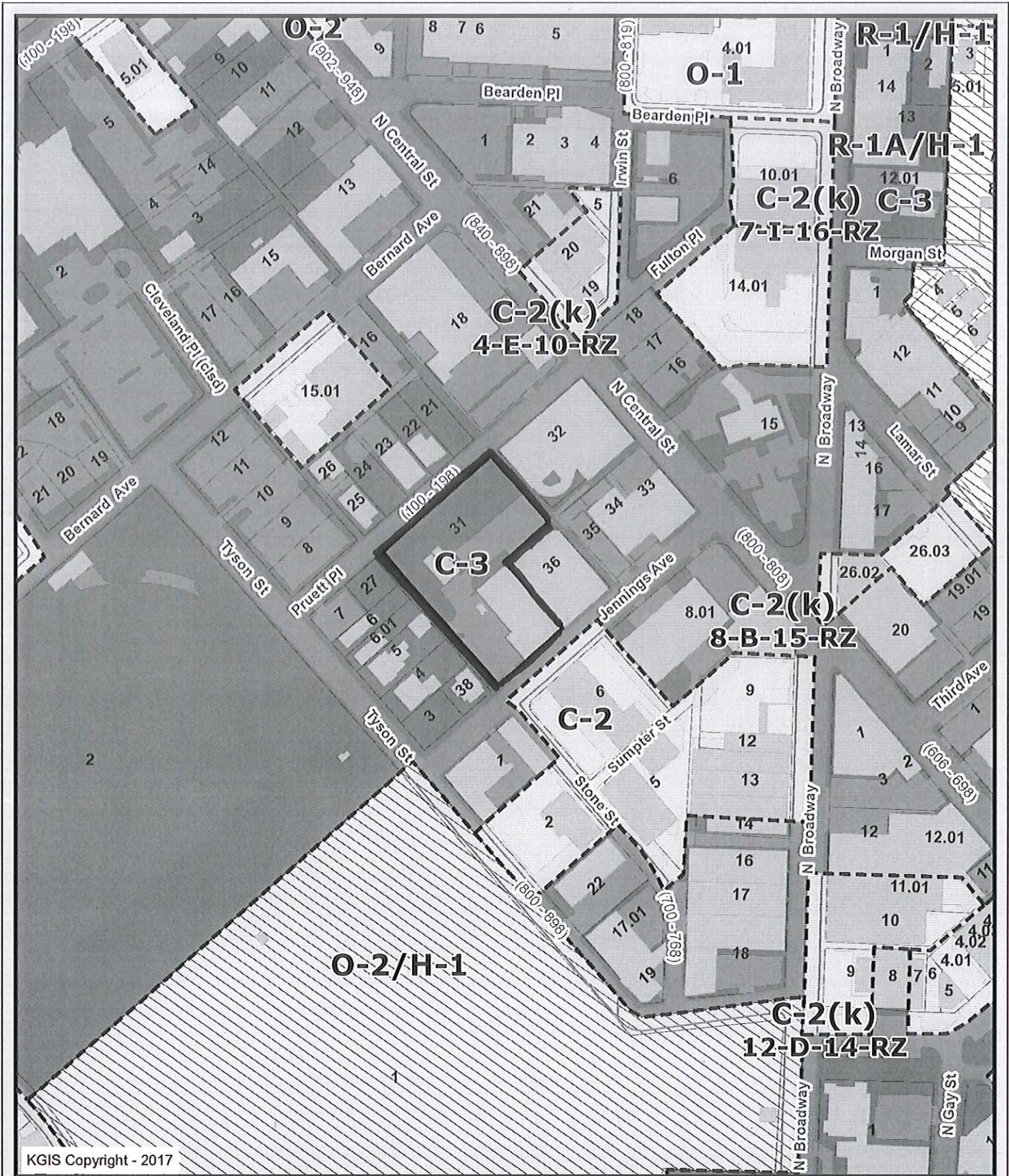
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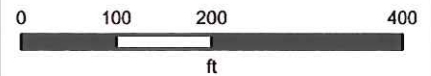
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Letter Portrait

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