

▶ **FILE #:** 5-E-17-RZ

AGENDA ITEM #: 43

AGENDA DATE: 5/11/2017

▶ **APPLICANT:** BRIAN HANN

OWNER(S): Brian Hann

TAX ID NUMBER: 94 L B 002

[View map on KGIS](#)

JURISDICTION: City Commission District 6

STREET ADDRESS: 701 Worlds Fair Park Dr

▶ **LOCATION:** Northwest side Worlds Fair Park Dr., southwest side Oak Ave.

▶ **APPX. SIZE OF TRACT:** 10000 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via World's Fair Park Dr., a local street with 28' of pavement width within 40-60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** I-3 (General Industrial)

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

▶ **EXISTING LAND USE:** Keener lighting building

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

EXTENSION OF ZONE: Yes, extension of C-2 from the south

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Railroad right-of-way / I-3 (General Industrial)

South: World's Fair Park Dr., surface parking, commercial building / C-2 (Central Business)

East: Oak Ave., railroad, transportation facilities / C-6 (General Commercial Park)

West: Vacant land / I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: This site is located on the northern end of the downtown district in an area with a mix of uses under C-3, I-3, RP-3 and C-2 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-2 (Central Business) zoning.**

The proposed C-2 zoning is consistent with the One Year and sector plan proposals for the property and will allow more flexibility in the redevelopment of the site and building.

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 designated as MU-RC (Regional Mixed Use Center) on the sector and One Year Plan, which allows consideration of C-2 zoning in the Downtown district.
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 redevelopment of the building and 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. This MU-RC district on the northern edge of downtown, including the area where the subject property is located, 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. Uses allowed under C-2 zoning are compatible with the surrounding land uses and zoning pattern.
2. 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. This site is located in an area that can support more intense development.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

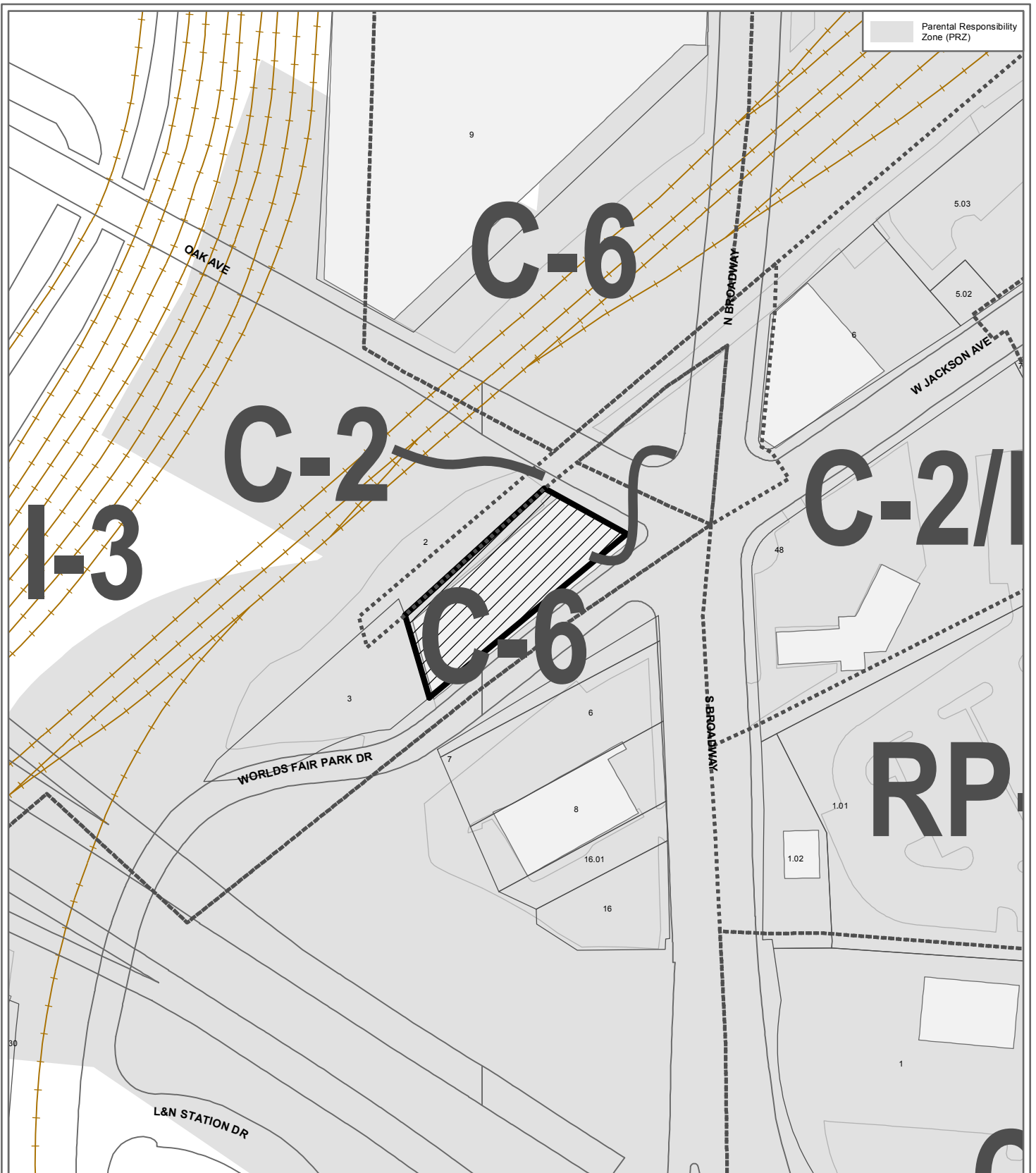
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OR KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan and the City of Knoxville One Year Plan propose MU-RC (Regional Mixed Use Center), consistent with the proposed C-2 zoning.
2. 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 6/6/2017 and 6/20/2017. 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.



**5-E-17-RZ
REZONING**

From: I-3 (General Industrial)

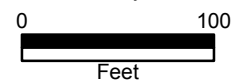
To: C-2 (Central Business District)



Petitioner: Hann, Brian

Map No: 94

Jurisdiction: City



Original Print Date: 4/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 865 • 215 • 2500 FAX • 215 • 2068 www.knoxmpc.org

REZONING

PLAN AMENDMENT

Name of Applicant: Brian Hann

Date Filed: 3/24/17

Meeting Date: 5/11/17

Application Accepted by: M. Payne

Fee Amount: \$1,000.00 File Number: Rezoning 5-E-17-RZ

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 701 Worlds Fair Park Dr. General Location: W. Jackson / Broadway / Worlds Fair Park Dr.

Parcel ID Number(s): 094LB002

Tract Size: 0.02 acres

Existing Land Use: CO

Planning Sector: MU-RC

Growth Policy Plan: Urban Growth

Census Tract: 1

Traffic Zone: 131

Jurisdiction: City Council 6 District County Commission 1 District

Requested Change REZONING

FROM: I-3

TO: C-2

PLAN AMENDMENT

One Year Plan Sector Plan

FROM:

TO:

PROPOSED USE OF PROPERTY

Mixed use Residential / Commercial

Density Proposed Units/Acre

Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Two Fold Purchase GP

Company: Dewhurst Properties

Address: 123 South Gay St

City: Knoxville State: TN Zip: 37902

Telephone: 865-382-6061

Fax:

E-mail: brian@dewhurstproperties.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Brian Hann

Company: Dewhurst Properties

Address: 123 S. Gay St

City: Knox State: TN Zip: 37902

Telephone: 865-382-6061

Fax:

E-mail: brian@dewhurstproperties.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:

PLEASE PRINT Name: Brian Hann

Company: Dewhurst Properties.com

Address: 123 South Gay St.

City: Knox State: TN Zip: 37902

Telephone: 865-382-6061

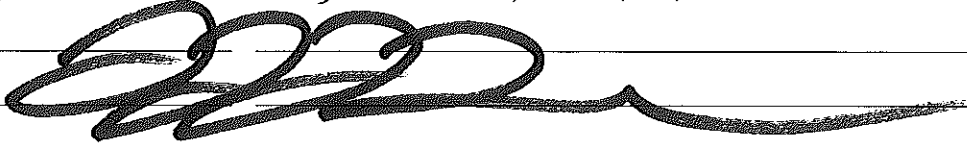
E-mail: brian@dewhurstproperties.com

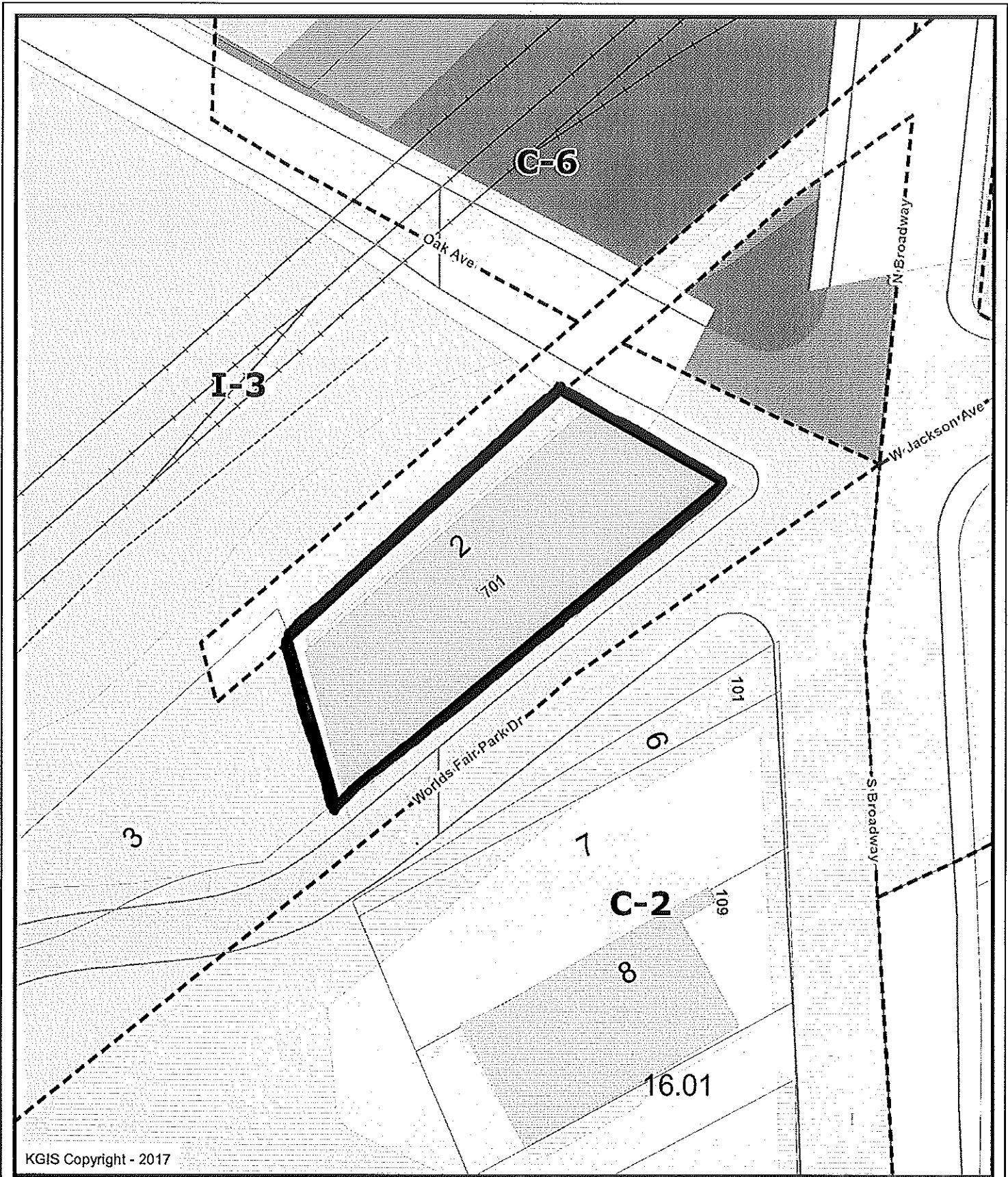
NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
David Derhst	123 Sain Cay St	Knox	TN	37902	<input checked="" type="checkbox"/>	

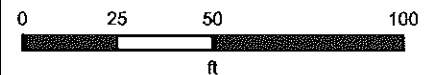




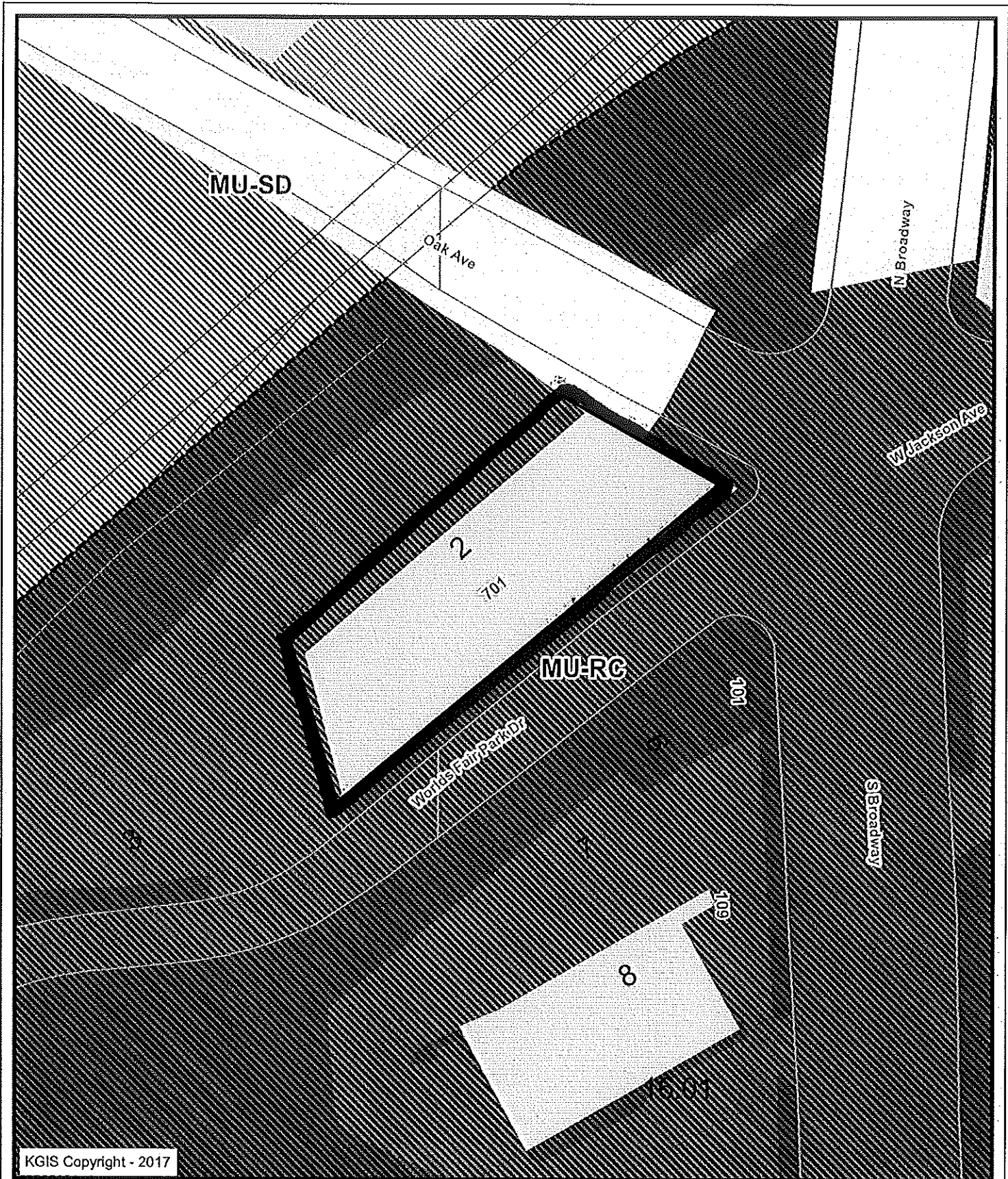
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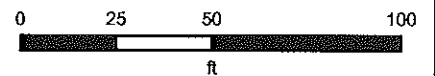
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