

▶ **FILE #:** 11-E-18-RZ

AGENDA ITEM #: 33

AGENDA DATE: 11/8/2018

▶ **APPLICANT:** G.C HOFFNER REAL ESTATE INC.

OWNER(S): Karen Hoffner

TAX ID NUMBER: 94 E H 009

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 124 W Summit Hill Dr

▶ **LOCATION:** **South side of W. Summit Hill Dr., east of State St. and west of S. Central St.**

▶ **APPX. SIZE OF TRACT:** **0.466 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Accessible from W. Summit Hill Dr., a major arterial with a 90' right-of-way and 60' of pavement.

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:** **Mercantile/business**

▶ **PROPOSED USE:** **Business/Residential**

EXTENSION OF ZONE: Yes - C-2 (Central business district) / D-1 (Downtown design overlay district) surround area

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Mixed use / C-2 (Central business district) and C-3 (central business district) with D-1 (Downtown design overlay district)

South: Mixed use / C-2 (Central business district) and C-3 (central business district) with D-1 (Downtown design overlay district)

East: Mixed use / C-2 (Central business district) and C-3 (central business district) with D-1 (Downtown design overlay district)

West: Mixed use / C-2 (Central business district) with D-1 (Downtown design overlay district)

NEIGHBORHOOD CONTEXT: Mixed use downtown district

STAFF RECOMMENDATION:

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

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 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.
2. C-2 zoning allows the current business use, or the redevelopment of the building or site for mixed use.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. C-2 zoning was developed for downtown and includes a mixture of 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.

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 zoning is compatible with the surrounding land uses, zoning pattern, scale and intensity of development.
2. The rezoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

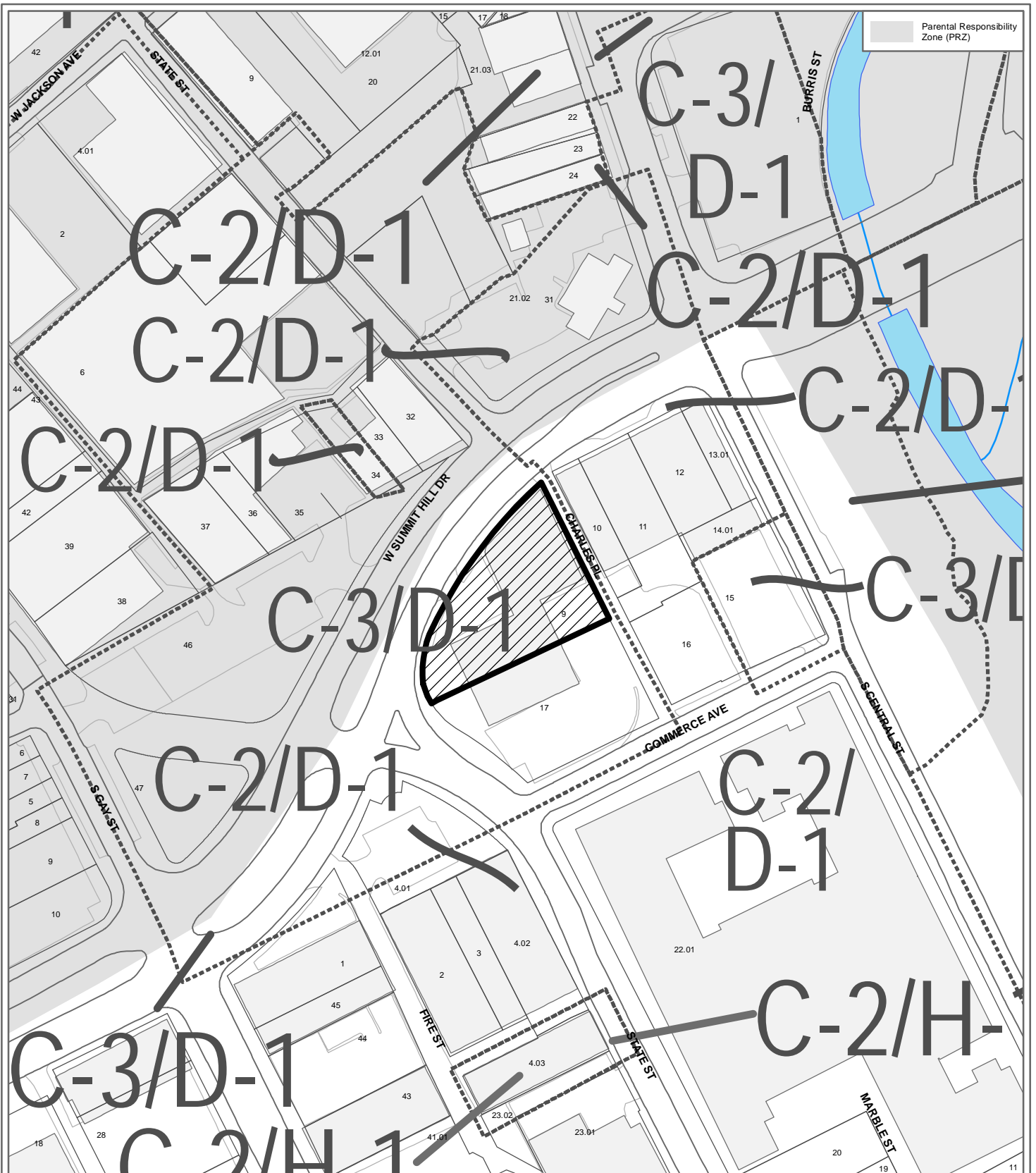
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OR KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Regional Mixed Use Center (MU-RC) land use classification permits C-2 zoning district within the downtown area.
2. This proposal does not present any apparent conflicts with any 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 12/4/2018 and 12/18/2018. 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.



**11-E-18-RZ
REZONING**

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

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



Petitioner: G.C Hoffner Real Estate Inc.

Map No: 94

Jurisdiction: City



Original Print Date: 10/16/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

REZONING **PLAN AMENDMENT**

Name of Applicant: G.C. Hoffman Real Estate Inc

Date Filed: 9/24/18

Meeting Date: 11/8/18

Application Accepted by: Jamar Reed

Fee Amount: \$1,000 File Number: Rezoning 11-E-18-RZ

Fee Amount: _____ File Number: Plan Amendment



PROPERTY INFORMATION

Address: 124 W. Summit Hill Dr
General Location: Downtown South side of W Summit Hill Dr, North of Commerce Ave

Parcel ID Number(s): 094EH009

Tract Size: .466 acres
Existing Land Use: Mercantile / Business

Planning Sector: Central City

Growth Policy Plan: City

Census Tract: 1

Traffic Zone: 1

Jurisdiction: City Council 6 District
 County Commission _____ District

Requested Change

REZONING

FROM: C-3/D-1

TO: C-2/D-1

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Business / Residential

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Karen Hoffman

Company: GC Hoffman Real Estate Inc

Address: 122 W. Summit Hill Dr

City: Knoxville State: TN Zip: 37902

Telephone: 865-637-9661

Fax: 865-637-9663

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Kelly Shintler

Company: Vine Furniture

Address: 122 W. Summit Hill Dr

City: Knoxville State: TN Zip: 37902

Telephone: 865-637-9661

Fax: 865-637-9663

E-mail: Kelly@vinefurniture.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: Kelly H. Shintler

PLEASE PRINT

Name: Kelly H. Shintler

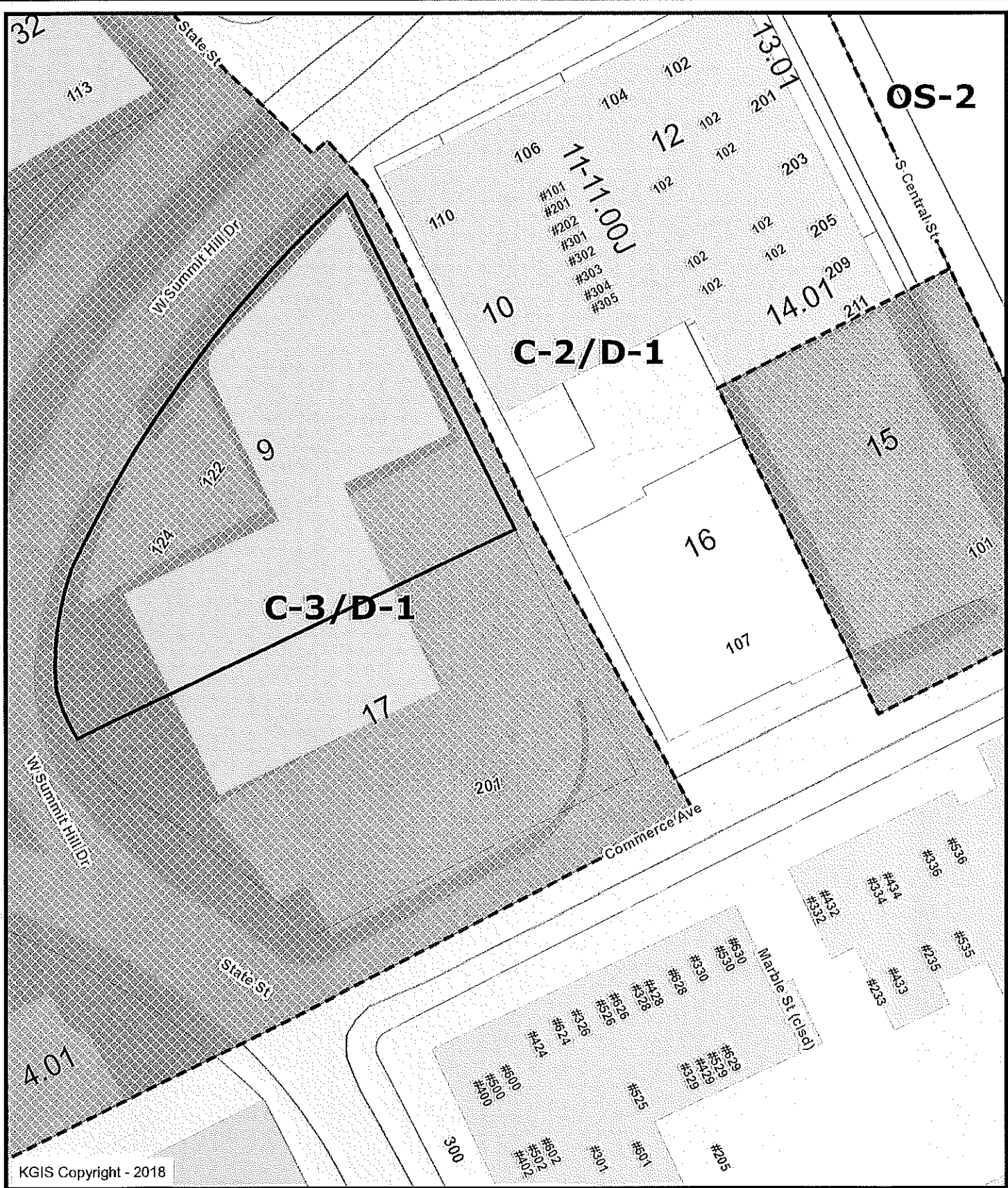
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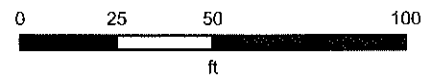
E-mail: 865-637-9663



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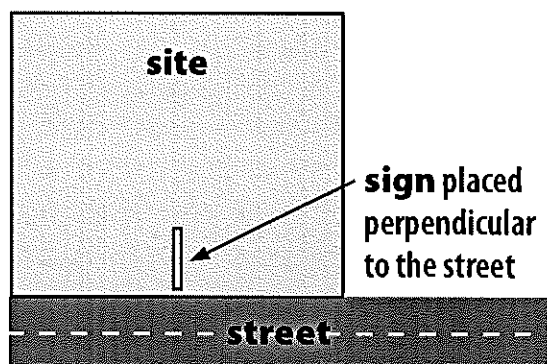
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Oct 24, 2018

(15 days before the MPC meeting)

and

Nov 9, 2018

(the day after the MPC meeting)

Signature: Kelley H. Shunk

Printed Name: Kelley Shunk

Phone: 865-637-9661 Email: Kelley@vinefurniture.com

Date: 9/24/18

MPC File Number: 11-E-18-RZ