

REZONING REPORT

▶ **FILE #:** 2-B-19-RZ

AGENDA ITEM #: 25

AGENDA DATE: 2/14/2019

▶ **APPLICANT:** FARIS EID
OWNER(S): The Blueprint Group, LLC

TAX ID NUMBER: 94 D Q 032 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 835 N Central St

▶ **LOCATION:** West side of Central St and south side of Pruett Pl.

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Accessed via N. Broadway, a major arterial with 62' of right-of way and 43' of pavement.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

▶ **ZONING REQUESTED:** C-3 (General Commercial) / H-1 (Historic Overlay) and Design Guidelines

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Mixed use with no residential

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Warehousing / C-3 (General Commercial District)

South: Commercial / C-3 (General Commercial District)

East: Commercial / C-3 (General Commercial District)

West: Commercial / C-3 (General Commercial District)

NEIGHBORHOOD CONTEXT: Urban mixed use arterial corridor

STAFF RECOMMENDATION:

▶ **RECOMMEND** postponement until the March 14th Planning Commisison meeting, as recommended by staff.

The Historic Zoning Commission (HZA) has not reviewed this application. Postponement until the March 14th Planning Commission meeting would allow the Historic Zoning Commission to review the H-1 application.

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 site is located on a minor arterial (N. Central St.) where C-3 is the predominant zoning district and reinvestment in older structures has taken place. .
2. The City continues to invest in N. Central Street through encouraging the adaptive reuse of buildings through its Façade Program and Streetscape project.

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

1. The C-3 district is for personal and business services and general retail business. Districts in this category are intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands. Regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities

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. Public water and sanitary sewer utilities are available to serve the site.
2. The site already is developed and is on a corridor that has KAT transit, bike lanes, and sidewalks that help minimize the impacts on the surrounding areas.

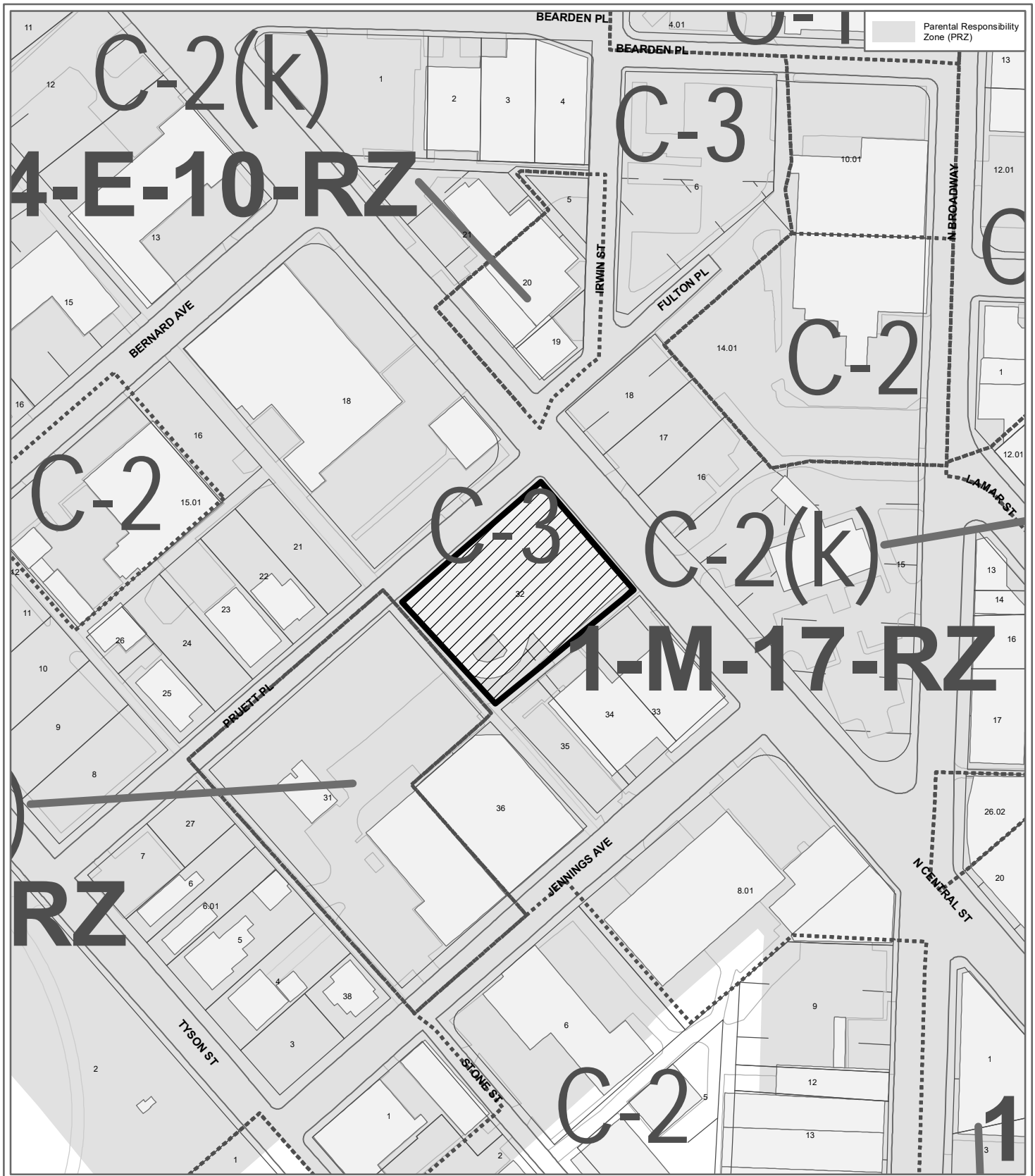
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan and City One Year Plan proposes a Mixed Use Special District which permits C-3 zoning.
2. The site is located within the Urban Growth Area (Inside City) 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 3/12/2019 and 3/26/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



**2-B-19-RZ
REZONING**

From: C-3 (General Commercial)

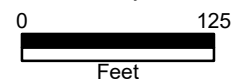
To: C-3 (General Commercial) / H-1 (Historic Overlay) and Design Guidelines



Petitioner: John L. Sanders, FAIA c/o Sanders Pace Architecture, LLC, John, Sanders

Map No: 94

Jurisdiction: City

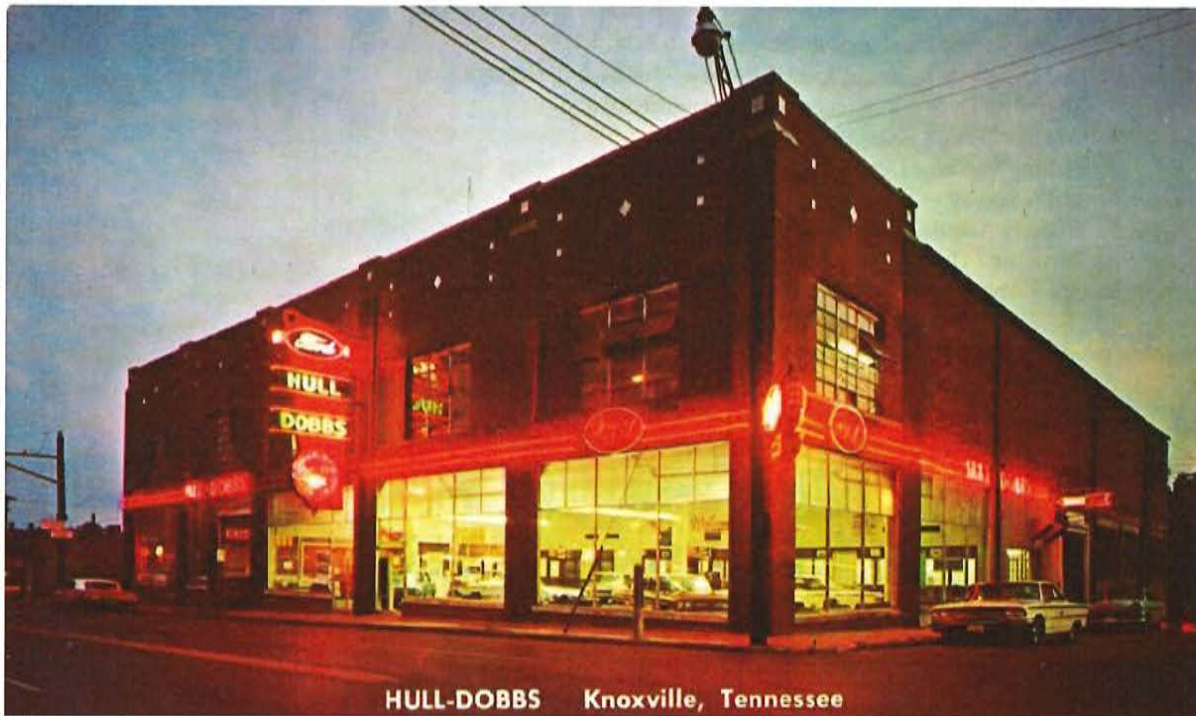


Original Print Date: 1/15/2019

Revised:

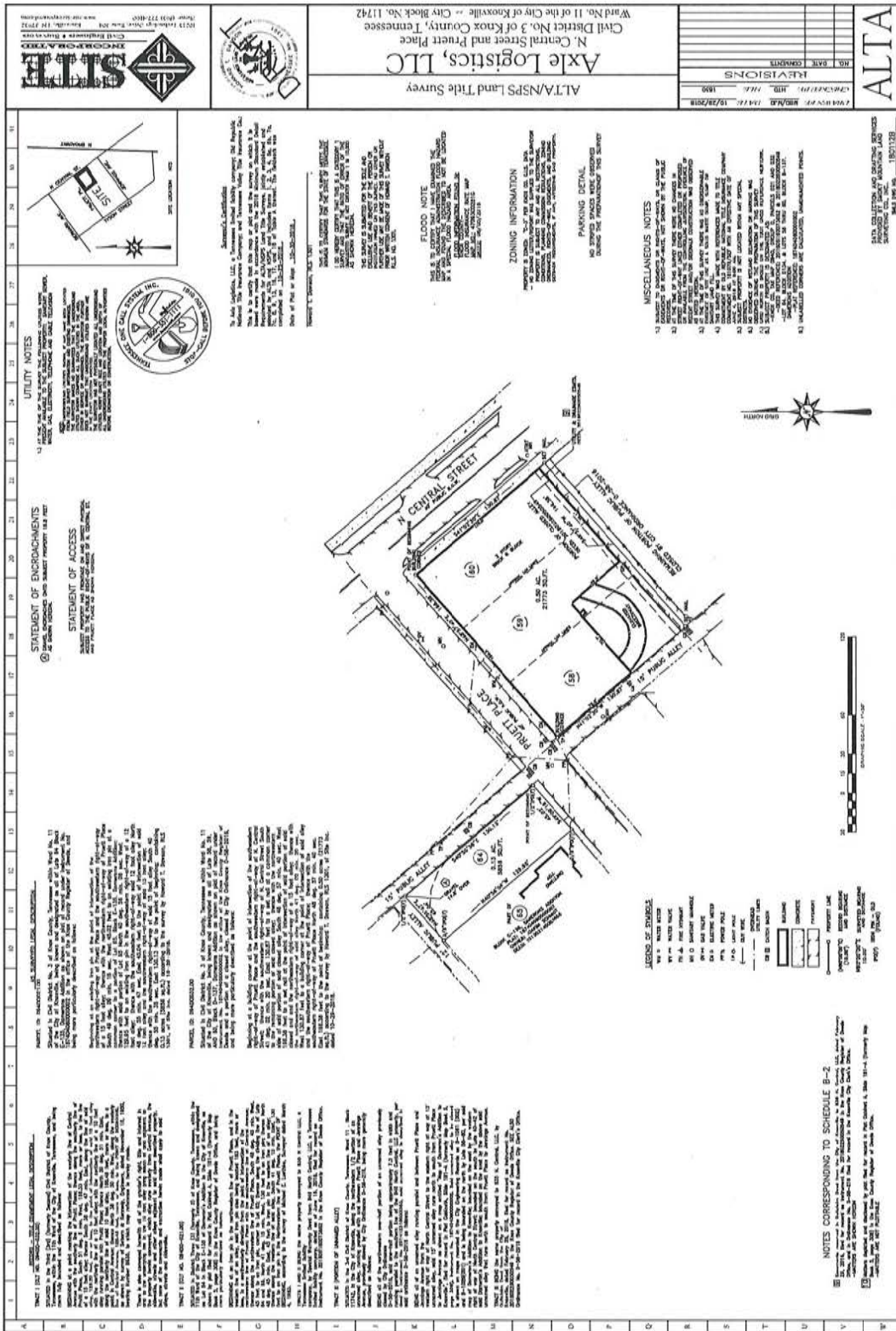
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

PROJECT DESCRIPTION AND EVIDENCE OF PRE-PLANNING
Funding for Improvements to Historic Buildings



HULL-DOBBS Knoxville, Tennessee

PROJECT DESCRIPTION AND EVIDENCE OF PRE-PLANNING
 Funding for Improvements to Historic Buildings





Liz Albertson <liz.albertson@knoxplanning.org>

2-B-19-RZ - change of applicant?

3 messages

Liz Albertson <liz.albertson@knoxplanning.org>

Fri, Jan 25, 2019 at 1:22 PM

To: jsanders@sanderspace.com

Cc: Amy Brooks <amy.brooks@knoxplanning.org>, Kaye Graybeal <kaye.graybeal@knoxplanning.org>

Hi John -

Are you still the applicant on this rezoning? I heard that it may be Faris Eid now, if so, please let me know, so I can update the application/agenda item.

Thanks,

-Liz

--

Liz Albertson, AICP
Senior Planner
865.215.3804



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

John L. Sanders, FAIA <jsanders@sanderspace.com>

Fri, Jan 25, 2019 at 2:54 PM

To: Liz Albertson <liz.albertson@knoxplanning.org>, Faris Eid <FEid@dia-arch.com>

Cc: Amy Brooks <amy.brooks@knoxplanning.org>, Kaye Graybeal <kaye.graybeal@knoxplanning.org>

Yes, please change the applicant name for Faris Eid or to his preference. I have included him on this.

John Lynch Sanders, FAIA

T 865.329.0316

C 865.300.7448

jsanders@sanderspace.com

www.sanderspace.com

From: Liz Albertson [mailto:liz.albertson@knoxplanning.org]
Sent: Friday, January 25, 2019 1:22 PM
To: John L. Sanders, FAIA
Cc: Amy Brooks; Kaye Graybeal
Subject: 2-B-19-RZ - change of applicant?

[Quoted text hidden]

Kaye Graybeal <kaye.graybeal@knoxplanning.org> Fri, Jan 25, 2019 at 5:04 PM
To: "John L. Sanders, FAIA" <jsanders@sanderspace.com>
Cc: Liz Albertson <liz.albertson@knoxplanning.org>, Faris Eid <FEid@dia-arch.com>, Amy Brooks <amy.brooks@knoxplanning.org>

Thanks, we have changed the applicant to Faris Eid for 835 Central Ave. rezoning.

--

Kaye Graybeal, AICP
Historic Preservation Planner
865-215-3795

[Quoted text hidden]

REZONING PLAN AMENDMENT

Name of Applicant: John L. Sanders, FAIA c/o Sanders Pace Architecture LLC

Date Filed: 11/27/2018 Meeting Date: 2/14/19

Application Accepted by: M. Payne

Fee Amount: 1000.00 File Number: Rezoning 2-B-19-RZ

Fee Amount: X File Number: Plan Amendment X

PROPERTY INFORMATION

Address: 835 N. Central Street, Knoxville, TN 37917

General Location: Corner of N Central Street and Pruet Place. City Block 11742. 1/3 Pruet Pl 1/3 Central

Parcel ID Number(s): 094DQ032

Tract Size: .5 Acres

Existing Land Use: CO

Planning Sector: Central City

Growth Policy Plan: Inside City

Census Tract: 66

Traffic Zone: 50

Jurisdiction: City Council 4th District
 County Commission _____ District

**Requested Change
REZONING**

FROM: C-3

TO: C-3 / H-1

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: N/A

TO: N/A

PROPOSED USE OF PROPERTY

Mixed Use with no residential.

Density Proposed NA Units/Acre

Previous Rezoning Requests: NA

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: The Blueprint Group, LLC

Company: The Blueprint Group, LLC

Address: 520 W. Summit Hill Dr.

City: Knoxville State: TN Zip: 37902

Telephone: (865) 363-0100

Fax: NA

E-mail: drew.johnson@axlelogistics.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: John L. Sanders, FAIA

Company: Sanders Pace Architecture

Address: 514 W Jackson Ave, Suite 102

City: Knoxville State: TN Zip: 37902

Telephone: 865-329-0316

Fax: NA

E-mail: jsanders@sanderspace.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: [Signature]

PLEASE PRINT

Name: John L. Sanders, FAIA

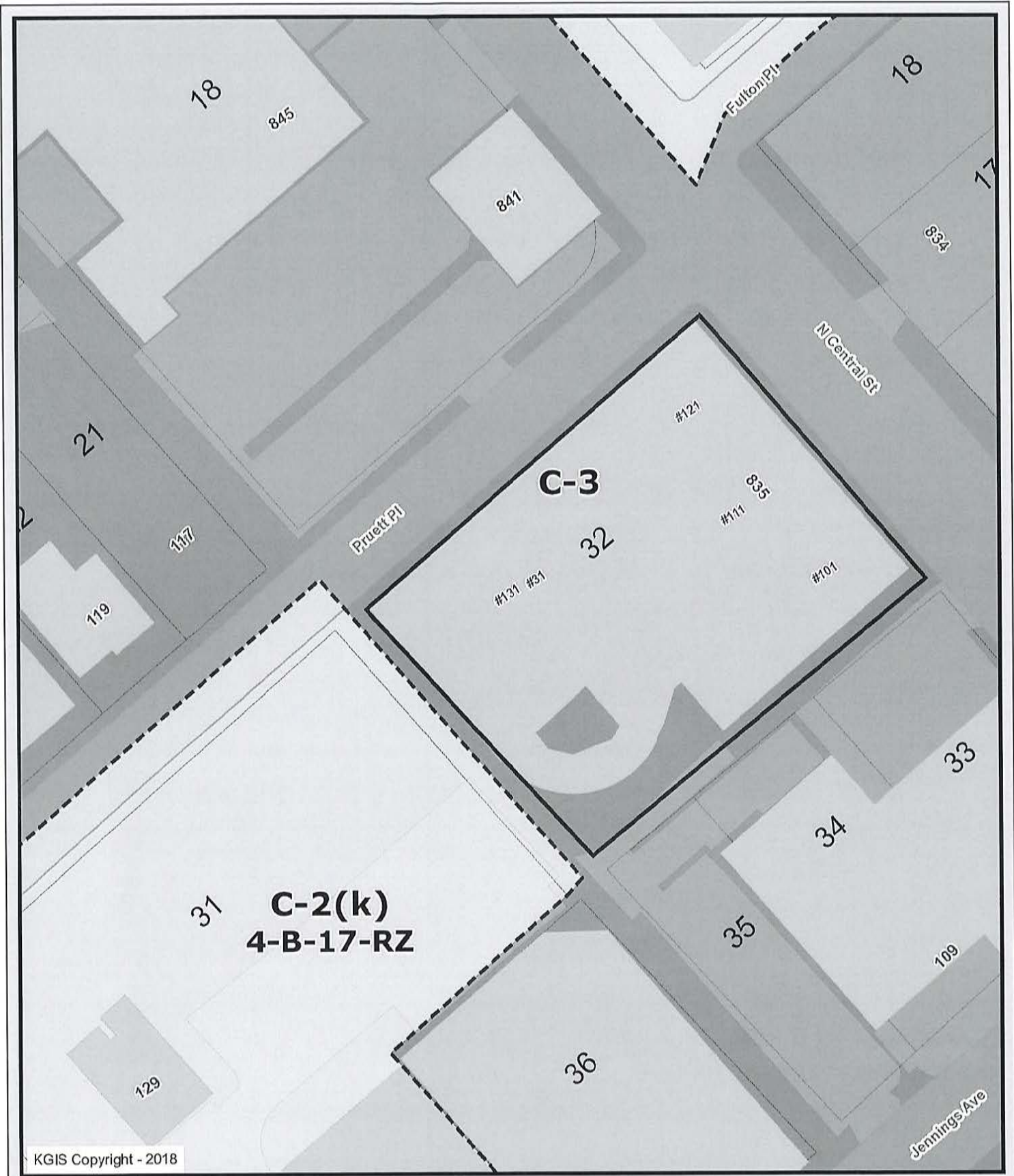
Company: Sanders Pace Architecture LLC

Address: 514 W Jackson Ave, Suite 102

City: Knoxville State: TN Zip: 37902

Telephone: 865-329-0316

E-mail: jsanders@sanderspace.com

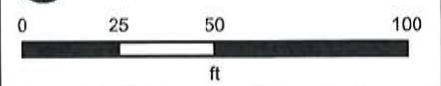


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Letter Portrait



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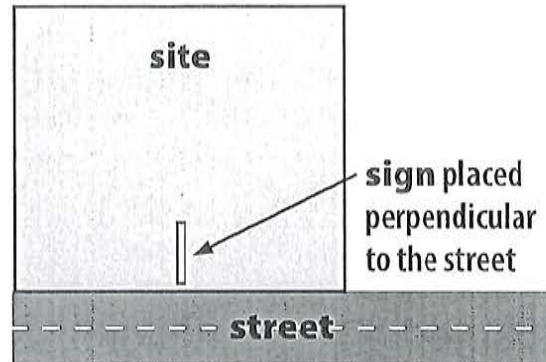
REQUIRED SIGN POSTING AGREEMENT

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:

1/31/19

(15 days before the MPC meeting)

and

2/15/19

(the day after the MPC meeting)

Signature: _____

Printed Name: _____

Phone: _____

Email: jsanders@sanderspace.com

Date: _____

MPC File Number: _____

2-B-19-RZ