



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT REPORT**

▶ **FILE #:** 4-D-06-PA

**AGENDA ITEM #:** 79

**AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** TERRY F. SCHONHOFF  
**OWNER(S):** SCHONHOFF TERRY F

**TAX ID NUMBER:** 58 M E 006

**JURISDICTION:** Council District 4

▶ **LOCATION:** Southeast side Rose Dr., northeast of N. Broadway

▶ **APPX. SIZE OF TRACT:** 0.18 acres

**SECTOR PLAN:** North City

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

**ACCESSIBILITY:** Access is via Rose Dr., a local street with 18' of pavement width within 40' of right of way.

**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / R-1 (Single Family Residential)

▶ **PROPOSED PLAN DESIGNATION:** O (Office)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Parking for adjacent business

**EXTENSION OF PLAN DESIGNATION:** No, but there is a more intense commercial designation to the west

**HISTORY OF REQUESTS:** None noted for this site

**SURROUNDING LAND USE AND PLAN DESIGNATION:**  
North: Rose Dr. - Dwelling / LDR / R-1 (Single Family Residential)  
South: Shopping center / GC / C-6 (General Commercial Park)  
East: Dwelling / LDR / R-1 (Single Family Residential)  
West: Insurance business / GC / C-6 (General Commercial Park)

**NEIGHBORHOOD CONTEXT:** The properties along N. Broadway are developed with commercial businesses under C-3 zoning. The neighborhood east of N. Broadway is developed with single family residences under R-1 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE O (Office) One Year Plan designation.**

An office designation for this site is compatible with surrounding development and zoning and will provide an appropriate transition between commercial use to the west and residential use to the east.

**COMMENTS:**

The applicant is seeking an office One Year Plan designation in order to later seek an office zoning. The

applicant intends to demolish the existing house and develop the site with off-street parking for an adjacent business to be located on the C-3 zoned site to the west. The proposed off-street parking would require use on review approval from MPC if it is intended to serve any commercial use that would not be permitted in the office zone. If it is to serve an office use that would be permitted in the office zone, then no use on review would be required. The house on the subject property is part of the Adair Gardens National Register Historic District.

#### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Establishing office zoning on this site will provide a transition from the commercial uses to the west into the residential neighborhood to the east.
2. The neighborhood should be protected from intrusion of commercial development deeper into the neighborhood, and office use of this site will establish this site as the stopping point for commercial uses.
3. A similar property to the north of this site, on the south side of Adair Dr. is currently designated and zoned for office uses, which take place in the pre-existing residential structure.
4. As noted in the annual Mayor's Report on Preservation, the property at 102 Rose Dr. is included as a contributing property in the Adair Gardens National Register Historic District. This historic district, which was listed on the National Register of Historic Places September 23, 1994, is noted for its representation of Suburban Growth and Development in Knoxville and Knox County and for its architectural significance, with an emphasis on the revival styles of the early twentieth century.
5. Even though approval of this proposal could lead to demolition of the house, there are no current regulations in place that would prevent the applicant from getting a demolition permit now. It is staff's opinion that the site, if developed appropriately, could lead to establishment of a permanent transition and edge between the commercial and residential uses, which could benefit the neighborhood by preventing further intrusion of non-residential uses to the east. As part of the future recommendation on the rezoning application, staff will likely include conditions regarding establishment of a landscape buffer screen along the eastern boundary line, as well as prohibiting access points to the parking area from Rose Dr. within the office zoned portion of the site. O-3 would be the most appropriate office zone for this site because it requires landscaping within required setback and parking areas.

#### THE EFFECTS OF THE PROPOSAL

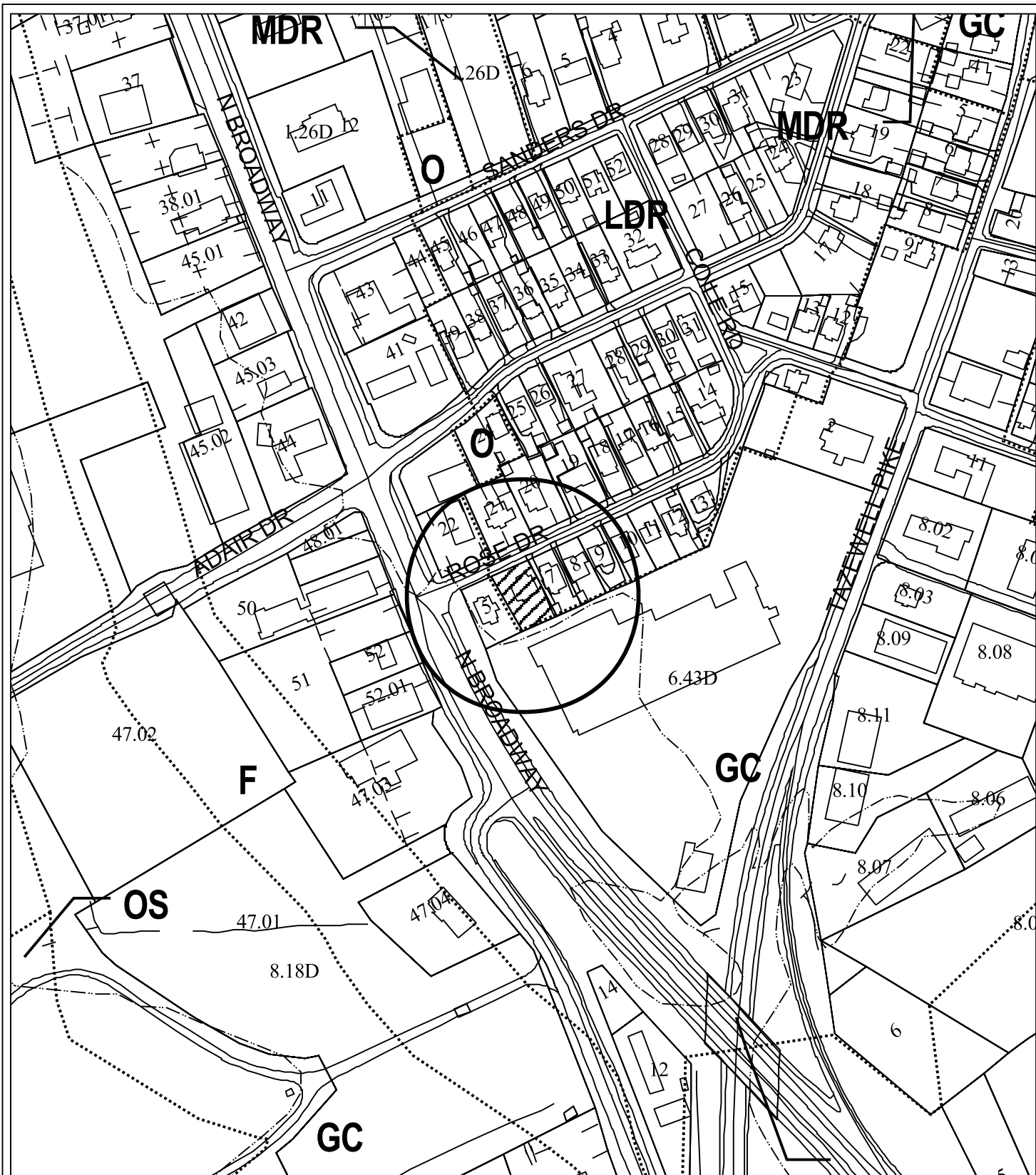
1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. If approved, the proposal will allow consideration of office zoning for the site, which would allow continued residential use of the structure, but will also allow office uses, making the property more attractive for continued use and maintenance, considering its proximity to commercial businesses along N. Broadway. It will also allow consideration of the applicant's proposed parking.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recommended One Year Plan amendment to O for this site is required in order for the applicant to request an office zone for this site.
2. The North City Sector Plan currently proposes low density residential uses for the site. The proposed office designation is less intense than the commercial designation to the west.
3. The MPC plan, "The Future of Our Past", adopted in early 1994, describes the Adair Gardens district as follows: "This small district contains excellent examples of Tudor Revival and Colonial Revival styles in a garden suburb typical of early twentieth century development."
4. Another MPC report, "Status of Preservation 2005: A Report to Mayor Bill Haslam," references the Adair Gardens neighborhood as not locally designated H-1, listed on the National Register, with low historic significance and a low level of endangerment. At the time the "level of endangerment" was assessed, the potential for commercial encroachment on this site was not known. The neighborhood has architectural and historic significance. Staff would prefer that the applicant not demolish the historically significant structure on this site, but rather reuse it for an office use, but does support the request for the office plan designation, because of the potential to establish the transition and stopping point for the non-residential development pushing east into the neighborhood. MPC staff has advised the neighborhood representatives to seek a protective overlay zone in the past which would require Historic Zoning Commission review of proposed demolitions. The first instance of that occurred approximately ten years ago. The overlay zone has not been requested by the neighborhood to date. National Register listing, while it recognizes architectural and historic significance, does not protect against demolition of structures.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2006 and 5/23/2006. 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-D-06-PA  
PLAN AMENDMENT**

Petitioner: Terry F. Schonhoff

Map No: 58

Jurisdiction: City



From: LDR (Low Density Residential)

To: O (Office)

Original Print Date: 03/24/06      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

4-D-06-PA



4704 N. Broadway  
(100 Rose Road)



102 Rose Road



103 Rose Road

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104 Rose Road



105 Rose Road



106 Rose Road