



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

▶ **FILE #:** 7-C-06-PA

**AGENDA ITEM #:** 77

POSTPONEMENT(S): 7/13/2006

**AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** ROBERT MARLINO

OWNER(S): DAVIS GARY L  
DAVISLONGSWORTH ELECTR CORP

TAX ID NUMBER: 82 I D 001-003

JURISDICTION: Council District 4

▶ **LOCATION:** Southwest side N. Sixth Ave., southeast side Grainger Ave.

▶ **APPX. SIZE OF TRACT:** 1.5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via N. Sixth Ave., and Grainger Ave., both local streets with 22' pavements within a 50' rights-of-way.

UTILITIES: Water Source: KUB  
Sewer Source: KUB

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LI (Light Industrial) and STPA (Stream Protection Area) / I-3 (General Industrial)

▶ **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential) and STPA (Stream Protection Area)

▶ **EXISTING LAND USE:** Two vacant lots and a business

▶ **PROPOSED USE:** Townhouses/condominiums

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Business / LI Light Industrial/I-3 Industrial  
South: Business / LI Light Industrial/ I-3 Industrial  
East: Business / LI/I-3 Industrial  
West: Creek and city park/F & OS/F-1 and OS -1

NEIGHBORHOOD CONTEXT: These vacant lots are located in a section of Sixth Ave., that has developed with businesses under I-3 zoning. Property to the west along Grainger beyond the creek is occupied by older, single family housing zoned R-1A.

**STAFF RECOMMENDATION:**

▶ **DENY MDR (Medium Density Residential) and STPA (Stream Protection) use for this site**

MDR designation will allow the applicant to propose a residential rezoning across the First Creek floodway and into the LI (light Industrial) which would be incompatible with other nonresidential uses located on the east side of the floodway within established I-3 zoning. The One Year Plan and sector plan now propose Light Industrial for the site.

## COMMENTS:

### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is located in an area of commercial, industrial and single-family residential uses. The property's residential use would be incompatible with other non-residential development found on the east side of the floodway.
2. The residential uses are located to the west along Grainger Ave. and separated by the First Creek floodway from the light industrial uses found along N. Sixth Ave. This natural separation should be retained..

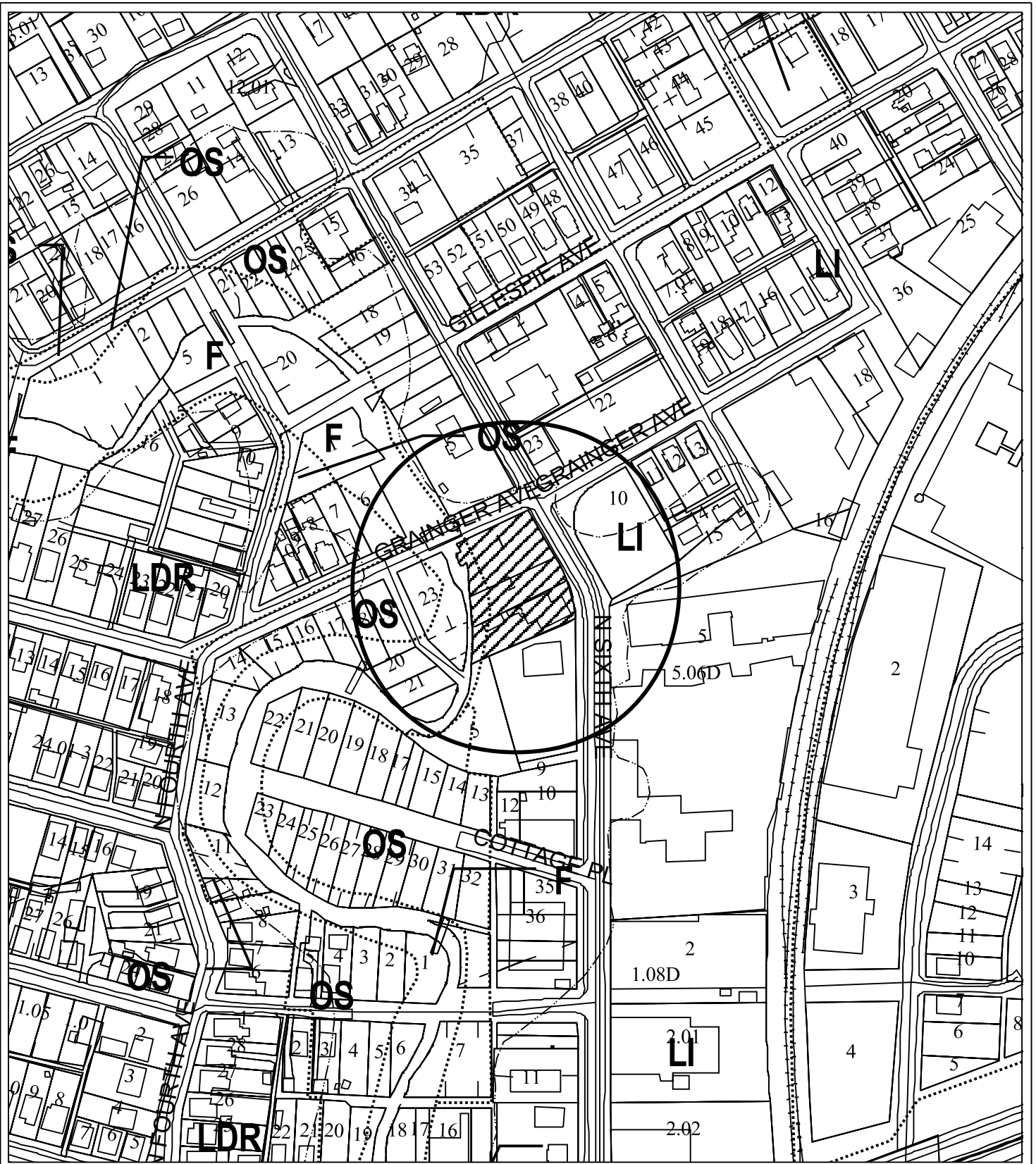
### THE EFFECTS OF THE PROPOSAL

1. The MDR designation of the subject property for residential development will have minimal impact on schools and area streets. . Public water and sewer are in place to serve this site.
2. This site's proposed MDR designation for residential use will introduce residential uses across the floodway along the industrially developed section of N. Sixth Ave., which is now separated from residential uses by First Creek.
3. This residential designation may lead to additional requests for residential redevelopment within the area.
4. This site's present I-3 zoning is the best zone for any development to occur considering the floodway along part of the site and minimum floor elevation that would be required for any construction.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan amendment for MDR designation is not consistent with the surrounding development and zoning pattern.
2. The MDR designation of this site for residential use will change the intensity of the LI designations proposed by the Central City Sector Plan for the surrounding property east of the floodway.
3. The Growth Policy Plan designates this property in the Urban Growth Area (Inside City Limits).

If approved, this item will be forwarded to Knoxville City Council for action on 8/15/2006 and 8/29/2006. 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.




7-C-06-PA  
 PLAN AMENDMENT

Petitioner: Robert Marlino

Map No: 82

Jurisdiction: City

 From: LI (Light Industrial) and STPA (Stream Protection Area)  
 To: MDR (Medium Density Residential) and STPA (Stream Protection Area)  
 Original Print Date: 06/20/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

