

▶ **FILE #:** 11-O-06-RZ

AGENDA ITEM #: 89

AGENDA DATE: 11/9/2006

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION / LONSDALE COMMUNITY

OWNER(S): MULTIPLE OWNERSHIP

TAX ID NUMBER: 81 MULTIPLE PARCELS

JURISDICTION: City Council District 5

▶ **LOCATION:** Residential uses within Lonsdale community southwest of I-275, southeast of Sharp's Ridge, northwest of railroad ROW, northeast of Badgett Dr.

▶ **APPX. SIZE OF TRACT:** 400 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: The Lonsdale neighborhood is primarily accessed from either Heiskell Ave., a major collector street that has an interchange with I-275 to the east, or Western Ave., a major arterial street to the south of the neighborhood.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** R-1A (Low Density Residential), R-2 (General Residential), C-1 (Neighborhood Commercial), C-3 (General Commercial), I-2 (Restricted Manufacturing & Warehousing), I-3 (General Industrial), OS-1 (Open Space Preservation) and I-4 (Heavy Industrial),

▶ **ZONING REQUESTED:** R-1A, R-2, C-1, C-3, I-2, I-3, OS-1 and I-4 / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Residential, commercial and industrial uses

▶ **PROPOSED USE:** Residential, commercial and industrial uses

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Sharp's Ridge / Multiple zones

South: Industrial uses / I-2 (Restricted Manufacturing & Warehousing), I-3 (General Industrial) and I-4 (Heavy Industrial)

East: I-275 right of way / Multiple zones

West: Industrial uses / I-2 (Restricted Manufacturing & Warehousing) and I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: The Lonsdale neighborhood is primarily developed with detached residential uses and some attached residential under R-1A and R-2 zoning. There are also a few commercial uses within the neighborhood, zoned C-1 or C-3. A few of the residential uses are zoned with various industrial zones.

STAFF RECOMMENDATION:

▶ **APPROVE the IH-1 (Infill Housing Overlay) for all of the subject parcels.**

The IH-1 overlay was specifically created for older neighborhoods such as Lonsdale. The overlay district is intended to foster infill residential development and major additions that are compatible with the design of

original houses in older Knoxville neighborhoods, particularly those built prior to 1950 along grid streets that often had sidewalks and alleys. The impetus for MPC's creation of this zoning overlay came from Lonsdale neighborhood representatives, who were seeking additional zoning protection for their neighborhood.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The IH-1 zoning overlay is appropriate for the neighborhood characteristics of Lonsdale, which very specifically meet the selection criteria of the IH-1 overlay district.
2. The IH-1 overlay will promote neighborhood and economic stability by strengthening desirable features and design characteristics.
3. The proposal will add another level of zoning protection for the neighborhood, as was desired by neighborhood representatives in recent meetings with MPC staff. There was a meeting in the neighborhood on 10/23/06, where MPC staff gave an overview of the IH-1 overlay and fielded questions from residents. There were approximately 50 people present and there was no indication of anyone opposing an IH-1 zoning overlay in Lonsdale.
4. Postcards were sent to all residential property owners (zoned R-1A and R-2) in the proposed overlay, notifying them of the neighborhood and MPC meetings. Staff has not received any indication of opposition to this proposal.

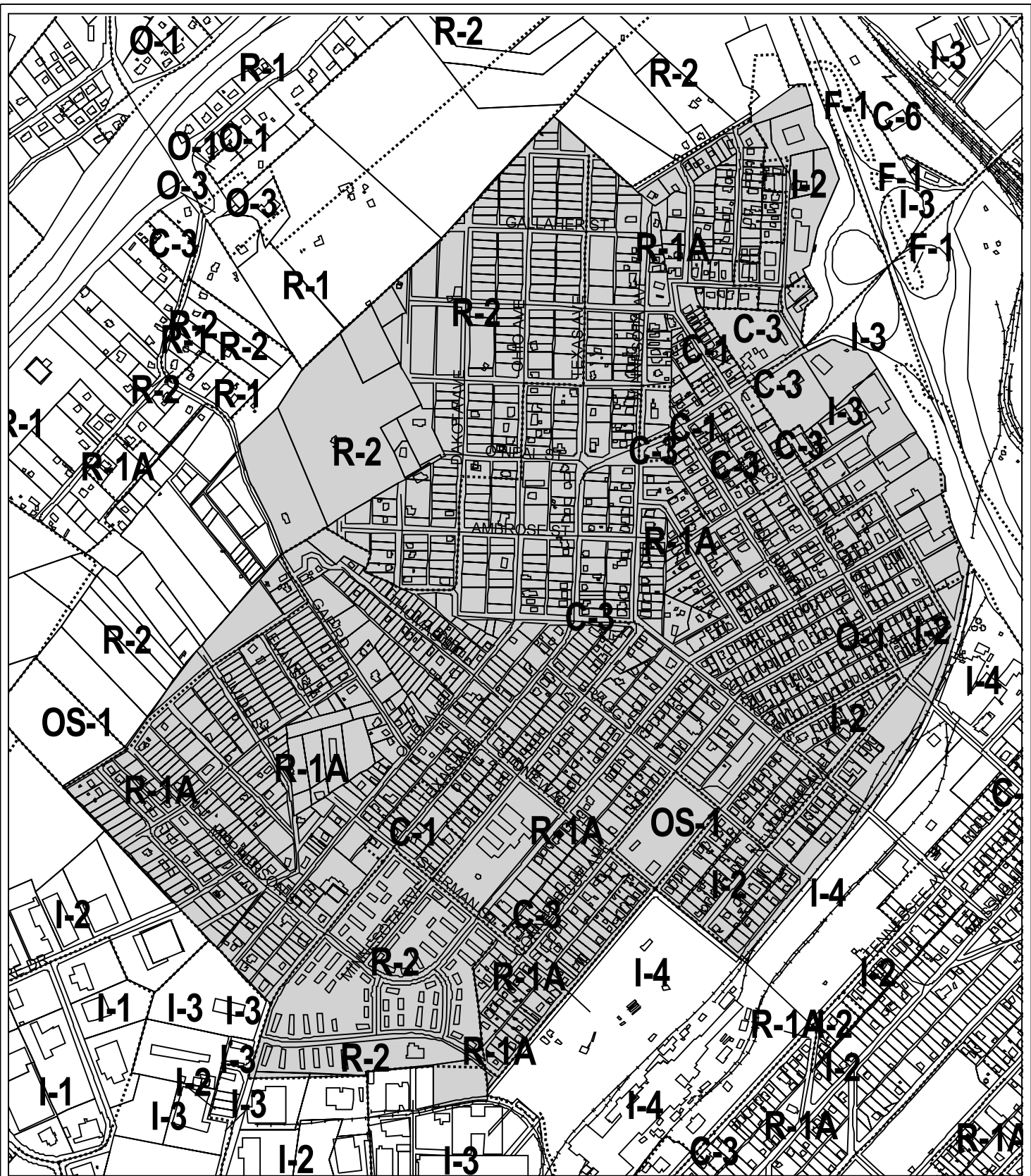
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.
4. The IH-1 guidelines will apply only to residential uses, even though some non-residential base zones are included in the proposed overlay.
5. Infill development will be required to adhere to the development standards of the Heart of Knoxville Infill Guidelines. Any variances from these guidelines will require a Certificate of Appropriateness from the Infill Housing Design Review Committee.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan and the City of Knoxville One Year Plan both propose low density residential uses for the majority of the neighborhood, consistent with this proposal.
2. The Lonsdale Redevelopment Plan, approved by MPC and the Knoxville City Council, proposed to use infill guidelines to foster compatible new development.
3. If successful, this request could generate similar requests for IH-1 overlay districts in other residential Knoxville neighborhoods that meet the selection criteria.

If approved, this item will be forwarded to Knoxville City Council for action on 12/5/2006 and 12/19/2006. 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.




11-O-06-RZ
REZONING

Petitioner: Metropolitan Planning Commission/Lonsdale Community

Map No: 81

Jurisdiction: City



 From: R-1A, R-2, C-1, C-3, I-2, I-3, OS-1 and I-4
To: R-1A, R-2, C-1, C-3, I-2, I-3, OS-1 and I-4 / IH-1 (Infill Housing Overlay)

Original Print Date: 11/01/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902