

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

▶ **FILE #:** 4-D-07-PA
 4-R-07-RZ

AGENDA ITEM #: 88
AGENDA DATE: 4/12/2007

▶ **APPLICANT:** TED SHELTON AND TRICIA STUTH
OWNER(S): SHELTON THEODORE E & TRICIA STUTH

TAX ID NUMBER: 81 M R 017

JURISDICTION: Council District 4

▶ **LOCATION:** North side Gill Ave., east side Stewart St.

▶ **TRACT INFORMATION:** 0.26 acre.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Gill Ave., and Stewart St., both local two lane streets with 20' pavements within 40' rights-of-way.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU (Mixed Uses) (O, GC, LDR) / R-1 (Low Density Residential) / H-1 (Historic Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU (Mixed Uses) (O, GC, HDR) / R-3 (High Density Residential) / H-1 (Historic Overlay)

▶ **EXISTING LAND USE:** Dwelling

▶ **PROPOSED USE:** Three residential structures (5 dwelling units)

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: Property was rezoned from C-3 to O-1 in the 1980.(7-B-80-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
 North: Residence / MU (O/GC/LDR)/O-1 Office
 South: Gill Ave., business and residences /MU (O/GC/LDR) / C-3 Commercial
 East: Residences /MU (O/GC/LDR) / C-3 Commercial
 West: Stewart St., and businesses /GC/ C-3 Commercial

NEIGHBORHOOD CONTEXT: This historic residence is part of an older mixed use business/residential area that has occurred under C-3 and O-1 zones.

STAFF RECOMMENDATION:

▶ **APPROVE Mixed Use (O/MDR) designation. The applicant requested MU including HDR (High Density Residential) Designation limited to three single family or duplex structures on the site.**

The recommended MU (O/MDR) designation would allow the site to be rebuilt to its former historic character, which consisted of three residential structures on the parcel, and will be consistent with the surrounding commercial and residential development pattern. The adopted plans for the site propose Mixed Use (Office, General Commercial, Low Density Residential) uses.

► **APPROVE RP-1/H-1 (Planned Residential)/(Historic Overlay) zoning**
APPROVE a density up to 24 du/ac.

The RP-1/H-1 zoning at a density up to 24 du/ac. will allow the owners to pursue redevelopment of the site with three residential structures as they existed in the early 1900's with a minimum of variances.

COMMENTS:

NEED AND JUSTIFICATION FOR PROPOSAL

1. A Mixed Use (O/MDR) designation and RP-1/H-1 zoning district are compatible with the surrounding commercial and residential development and zoning pattern. The RP-1 zone will permit the applicant to seek use on review approval from MPC to reconstruct two additional residential structures on the site as they existed in the early 1900's.
2. Approval of the staff recommended RP-1 zoning will allow public review of the reconstruction plans for the residential structures as they were in the early 1900's, prior to development. The H-1 Historic Overlay also requires approved by the Historic Zoning Commission prior to issuance of a building permit.

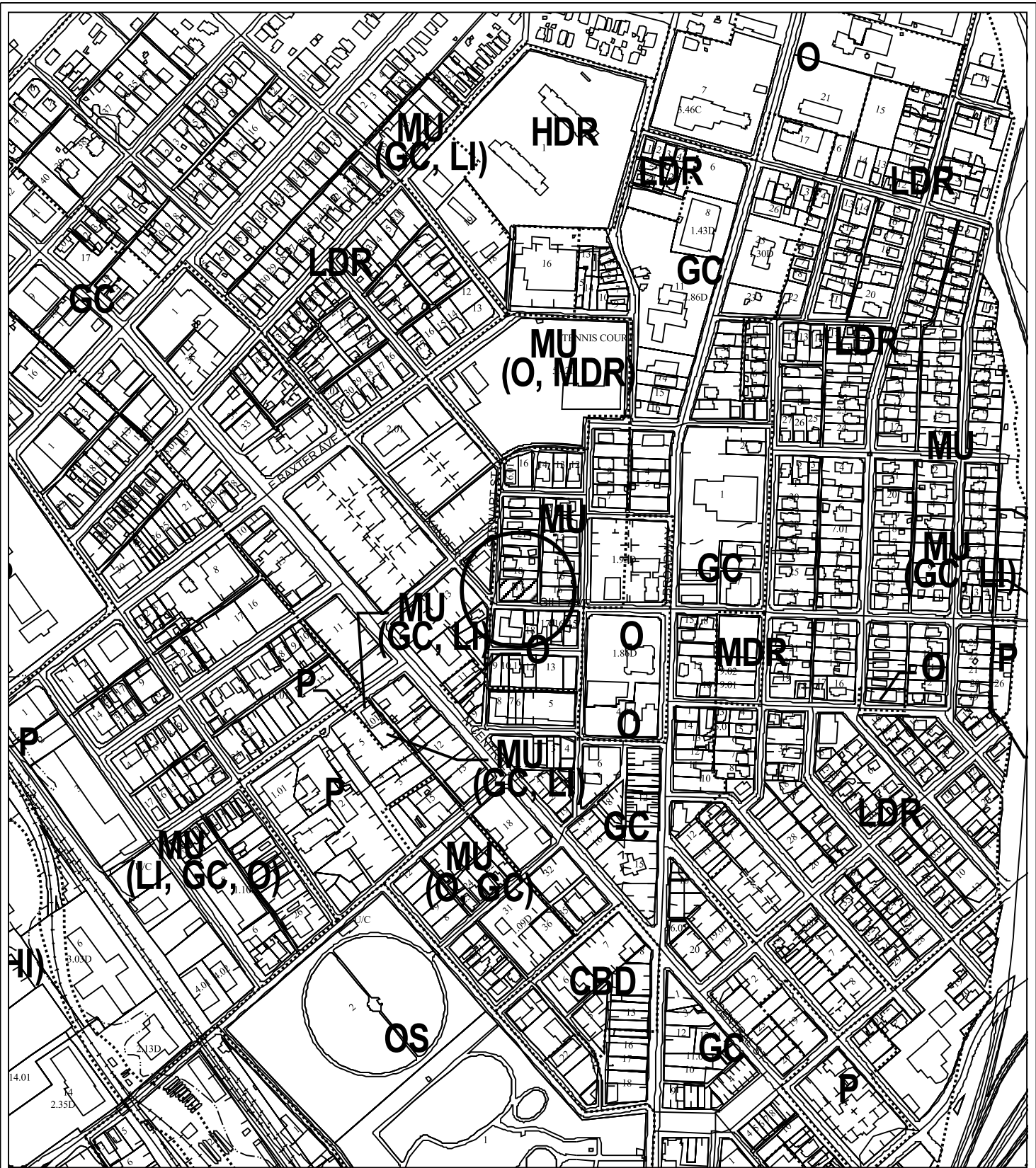
EFFECTS OF THE PROPOSAL

1. The Mixed Use (O/MDR) development of this site will be compatible with other development found in the area that includes established warehouse/wholesaling, medical, office, medium density and single family residential development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to the City of Knoxville One Year Plan to MU (O/MDR), the RP-1 zoning request will be consistent with the plan.
2. The Central City Sector Plan proposes low density residential use for this area.
3. Approval of these requests is not expected to lead to additional requests in the future because of area development and commercial zoning.
4. Both the Downtown North I-275 Corridor Redevelopment & Urban Renewal Plan and Broadway Central Emory Place Study show this site for low density residential use reflecting the current R-1 zoning. This approval would amend those plans to MU (O/MDR) for this site, which is supported by staff.

If approved, this item will be forwarded to Knoxville City Council for action on 5/8/2007 and 5/22/2007. 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.




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 PLAN AMENDMENT

Petitioner: Ted Shelton and Tricia Smith

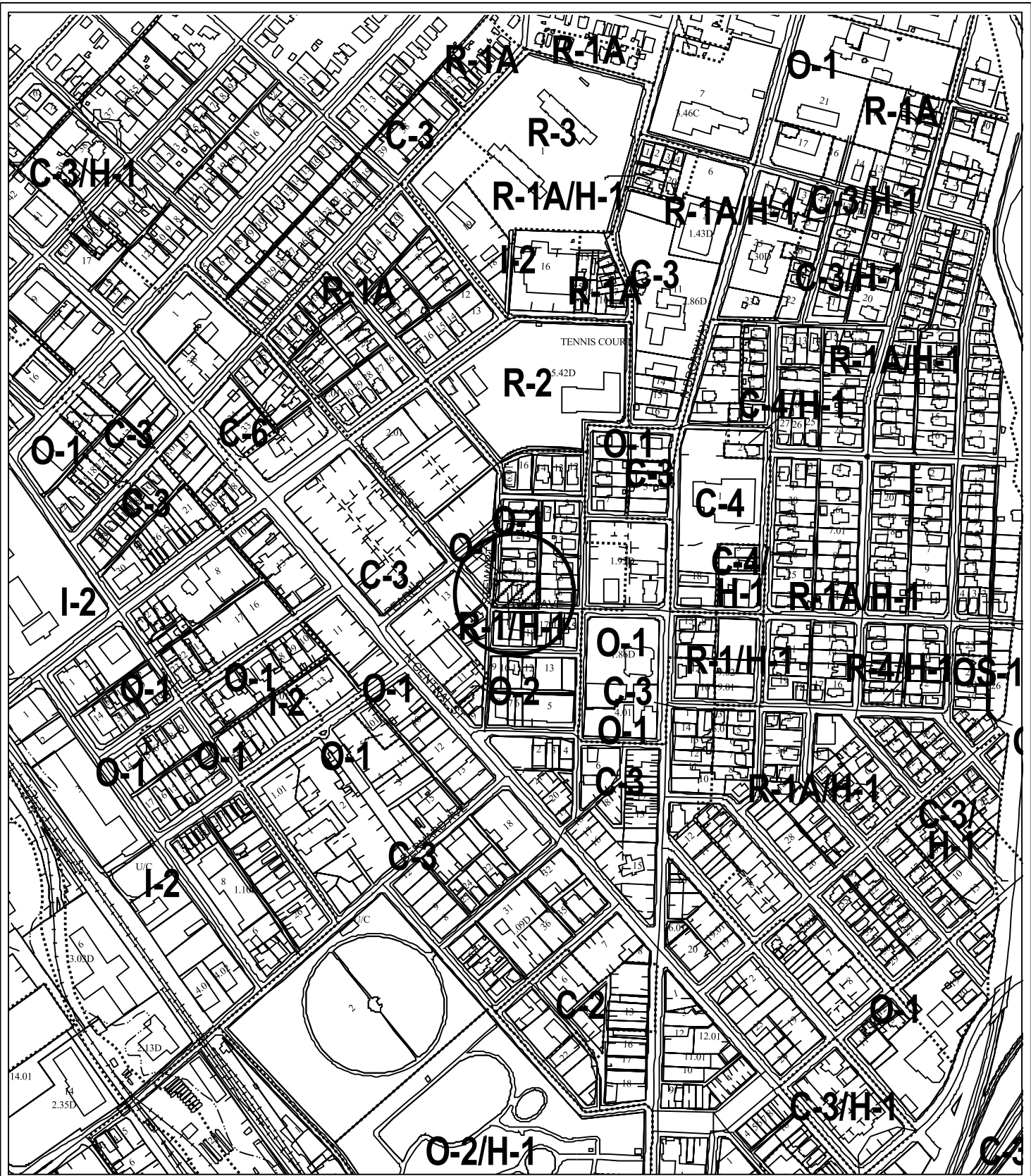
Map No: 81

Jurisdiction: City

 From: MU (Mixed Uses) (O, GC, LDR)
 To: MU (Mixed Uses) (O, GC, HDR)

Original Print Date: 03/20/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902






**4-R-07-RZ
REZONING**

Petitioner: Ted Shelton and Tricia Smith

Map No: 81

Jurisdiction: City



 From: R-1 (Low Density Residential) / H-1 (Historical Overlay)
 To: R-3 (High Density Residential) H-1 (Historical Overlay)
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