

▶ **FILE #:** 2-Q-07-RZ

**AGENDA ITEM #:** 80

**AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S):

TAX ID NUMBER: 999 9999

JURISDICTION: City Council District 5

▶ **LOCATION:** Residential uses within Oakwood-Lincoln Park community east of I-275, southeast of Sharp's Ridge, northwest of parcels south side parcels on Woodland Avenue, and northwest of N. Broadway.

▶ **APPX. SIZE OF TRACT:** N/A

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: The Oakwood-Lincoln Park neighborhood is accessible from Central Avenue, an urban minor arterial street to the southwest, Broadway, an urban primary arterial street to the northeast, and Woodland Avenue, a local street to the southwest.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** R-1 & R-1A (Low Density Residential), R-2 (General Residential), C-1 (Neighborhood Commercial), C-3 (General Commercial), C-4 (Highway & Arterial Commercial), O-1 (Office, Medical, & Related Services), I-3 (General Industrial), I-4 (Heavy Industrial)

▶ **ZONING REQUESTED:** Current Zones with IH-1 (Infill Housing Overlay)

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

▶ **PROPOSED USE:** Same

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Sharp's Ridge/OS-1 (Open Space Preservation)

South: Residential/R-1A (Low Density Residential), H-1 (Historic Overlay), St. Mary's Hospital/O-1 (Office, Medical, and Related Services District), and Fulton High School

East: First Creek/F-1 (Floodway District), Commercial uses/C-3 (General Commercial), C-4 (Highway and Arterial Commercial), and Office uses/O-1 (Office, Medical, and Related Services)

West: Industrial uses/ I-3 (General Industrial), I-4 (Heavy Industrial), and Commercial uses/C-3 (General Commercial), C-4 (Highway and Arterial Commercial)

NEIGHBORHOOD CONTEXT: The Oakwood-Lincoln Park 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, industrial and office uses within the neighborhood.

**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 Oakwood-Lincoln Park. 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 The Oakwood- Lincoln Park Neighborhood Association who was 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 Oakwood – Lincoln Park., 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 1/18/07, where MPC staff gave an overview of the IH-1 overlay and fielded questions from residents. There were approximately 50 people present and the vast majority of people were in favor of having an IH-1 zoning overlay in Oakwood – Lincoln Park.
4. Postcards were sent to all residential property owners (zoned R-1, R-1A and R-2) in the proposed overlay, notifying them of the neighborhood and MPC meetings.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the area.
2. This proposal will have no 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 and will require a Certificate of Appropriateness from the Infill Housing Design Review Committee. Any variances from these guidelines will require approval from MPC.

**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 rezoning is consistent with the Oakwood – Lincoln Park Neighborhood Plan that was approved by MPC and the Knoxville City Council.
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 3/13/2007 and 3/27/2007. 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.





**2-Q-07-RZ  
REZONING**

Petitioner: Metropolitan Planning Commission

Map No: 122

Jurisdiction: City



 From: Current Zone  
 To: Current Zone with IH-1 (Infill Housing Overlay)

Original Print Date: 01/26/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902