



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

FILE #: 10-I-07-RZ
10-F-07-PA

AGENDA ITEM #: 66
AGENDA DATE: 10/11/2007

APPLICANT: KELLY D. TANNER
OWNER(S): MORGAN CYNTHIA A

TAX ID NUMBER: 81 C D 001
JURISDICTION: Council District 5

LOCATION: South side Chickamauga Ave., east side Pershing St.

TRACT INFORMATION: 13500 square feet.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Chickamauga Ave., a local street with 30' of pavement width within 60' of right of way, or Pershing St., a local street with 30' of pavement width within 55' of right of way.

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

WATERSHED: Second Creek

PRESENT PLAN DESIGNATION/ZONING: NC (Neighborhood Commercial) / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)

PROPOSED PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

EXISTING LAND USE: Vacant lot

PROPOSED USE: Two residences

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LDR designation and residential zoning from the south and east

HISTORY OF ZONING REQUESTS: None noted for this site. The Oakwood/Lincoln Park neighborhood was recently approved for a general rezoning to add the IH-1 (Infill Housing Overlay) (2-Q-07-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Chickamauga Ave. - Lincoln Park School and dwelling / P & LDR / R-2 (General Residential) / IH-1 (Infill Housing Overlay)
South: Dwelling / LDR / R-2 (General Residential) / IH-1 (Infill Housing Overlay)
East: Dwelling / LDR / R-2 (General Residential) / IH-1 (Infill Housing Overlay)
West: Pershing St. - Plumbing service business / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: This property is located within the Lincoln Park neighborhood, which is developed with primarily residential uses under R-2/IH-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE LDR (Low Density Residential) One Year Plan designation.**

LDR is a logical extension of the plan designation from the north, south and east and is compatible with the surrounding neighborhood uses and zoning.

▶ **APPROVE R-1A (Low Density Residential)/IH-1 (Infill Housing Overlay) zoning.**

R-1A is a logical extension of residential zoning from the north, south and east and will allow the property to be developed with residential uses similar to the rest of the neighborhood.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposal is a logical extension of the LDR plan designation and the residential zoning from the north, south and east. The requested R-1A/IH-1 zoning is a less intense zone than the surrounding R-2/IH-1 zoning in the area.
3. The parcel is currently vacant and is already divided into two lots, which will allow the applicant's proposed two residences to be developed under the proposed R-1A/IH-1 zoning. The current C-1/IH-1 zoning would not permit the residences.
4. Allowing R-1A/IH-1 zoning on this site will permit appropriate infill development in this neighborhood. Under the IH-1 overlay, the proposed development will be subject to the recently established infill housing guidelines, established for the Oakwood and Lincoln Park neighborhoods in early 2007. This will help to ensure that the proposed development maintains compatible character and scale to the surrounding neighborhood.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have a minimal impact on schools and streets.
3. The proposal is compatible with surrounding development and will have a minimal impact on the adjacent properties.

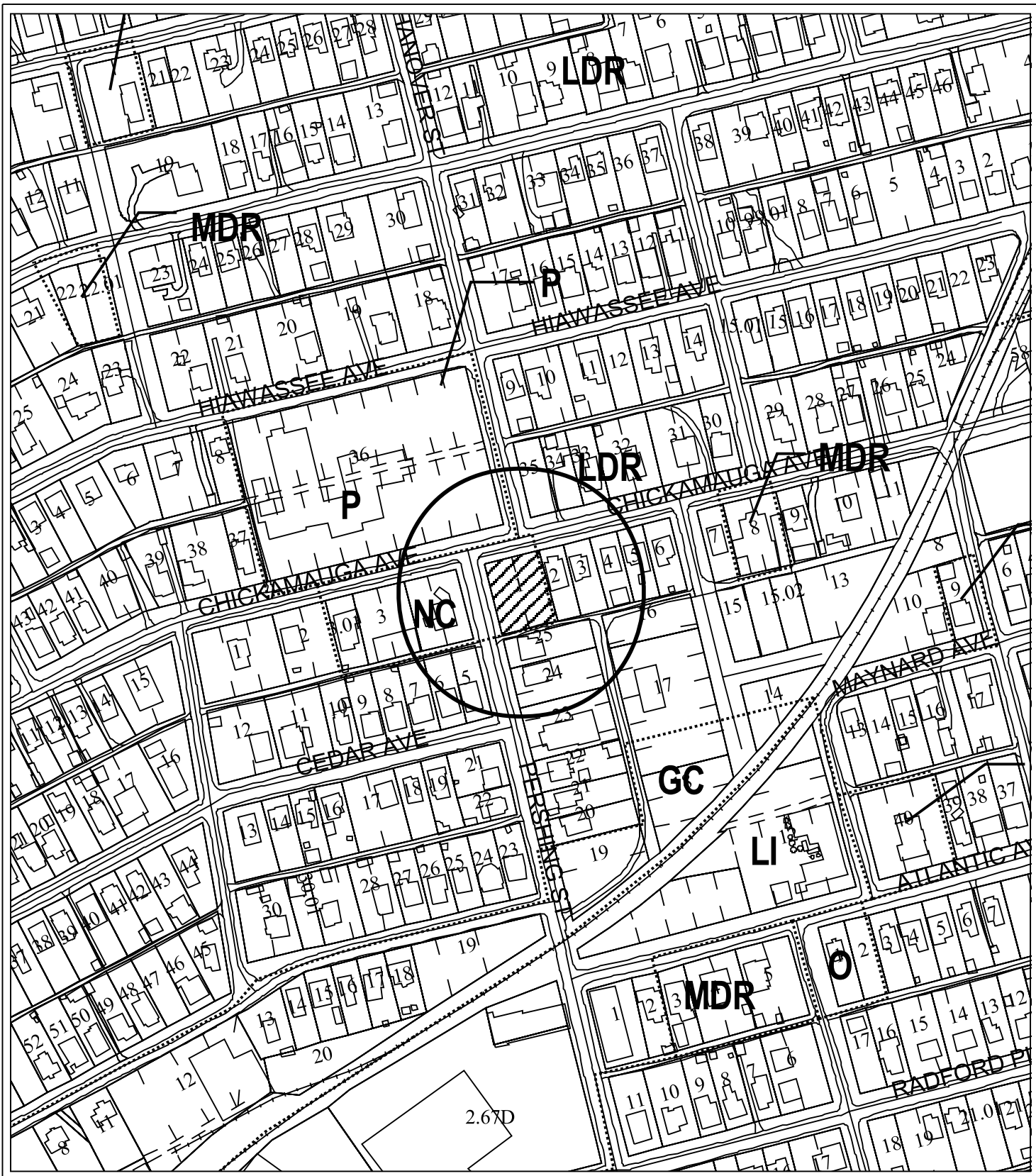
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the requested amendment to LDR for this site, the requested R-1A/IH-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The Central City Sector Plan proposes low density residential uses for this site, consistent with this proposal

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/6/2007 and 11/20/2007. 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.



10-F-07-PA/10-I-07-RZ
 PLAN AMENDMENT

Petitioner: Kelly D. Tanner

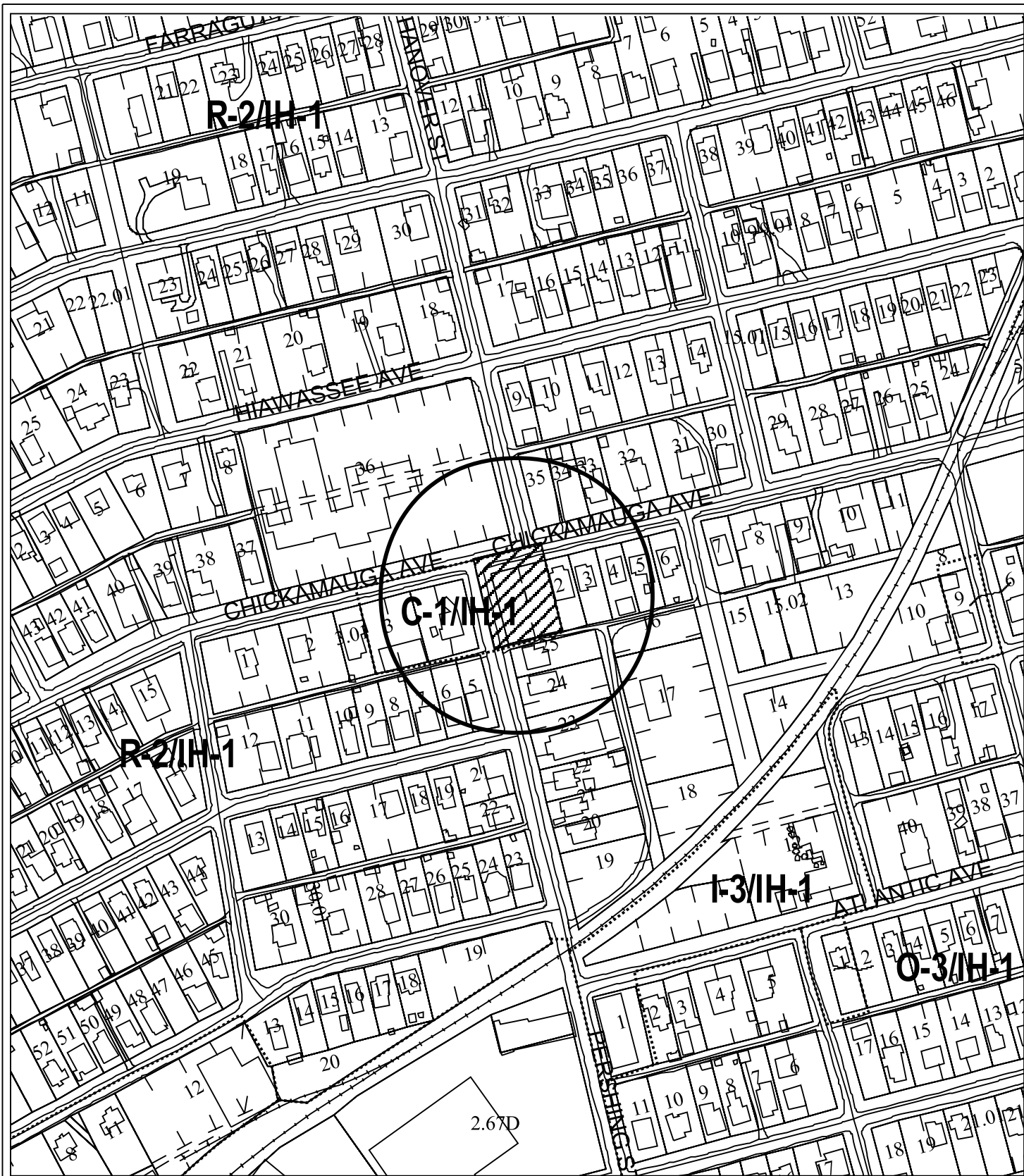
Map No: 81

Jurisdiction: City

From: NC (Neighborhood Commercial)
 To: LDR (Low Density Residential)

Original Print Date: 09/25/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**10-I-07-RZ
REZONING**



From: C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)
 To: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

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