



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

▶ **FILE #:** 10-N-07-RZ
10-J-07-PA

AGENDA ITEM #: 71
AGENDA DATE: 10/11/2007

▶ **APPLICANT:** ODLE & YOUNG ARCHITECTS
OWNER(S): NEELY REALTY PARTNERSHIP

TAX ID NUMBER: 94 N P 001
JURISDICTION: Council District 1

▶ **LOCATION:** Southeast side Forest Ave., northeast side S. Twenty First St.

▶ **TRACT INFORMATION:** 0.21 acres.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via S. Twenty First St. and Forest Ave., both local streets with 26' pavements within 50' rights-of-way.

UTILITIES: Water Source: KUB
Sewer Source: KUB

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU (Mixed Uses) (O-Office, HDR-High Density Residential) & MU (Mixed Uses) (O-Office, MDR-Medium Density Residential) / O-2 (Civic and Institutional) & I-2 (Restricted Manufacturing & Warehousing)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial)

▶ **EXISTING LAND USE:** Wholesale

▶ **PROPOSED USE:** Deli and office

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Forest Ave., business / LI/ I-2 Industrial
South: Alley residence / MU (O/MDR)/R-2 Residential
East: Residence /MU (O/MDR)/ I-2 Industrial
West: S. Twenty First St., and Business /MU (O/MDR)/ O-2 Institutional

NEIGHBORHOOD CONTEXT: This vacant site is in an area of both businesses and residential uses of both apartments and single family dwellings that are zoned I-2, O-1, O-2, RP-1 and R-2.

STAFF RECOMMENDATION:

▶ **APPROVE NC (Neighborhood Commercial) designation (Applicant requested GC (General Commercial) designation.)**

The Neighborhood Commercial designation will permit the uses proposed by the applicant and would restrict additional retail uses to activities that would be generally compatible to nearby residential uses at a neighborhood scale and intensity.

► **APPROVE C-1 (Neighborhood Commercial) District. (Applicant requested C-3 (General Commercial) zoning.)**

C-1 zoning permits both of the proposed uses, while restricting retail uses to businesses that generally cater to the neighborhood residents and would not be expected to draw patrons from outside the area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The applicant is proposing to construct a deli and a upstairs office on this parcel catering to the surrounding residents and workers.
2. Both the requested GC designation and C-3 zone and the recommended NC and C-1 allow the proposed uses; however, the C-1 zone restricts permitted uses to activities that are more compatible to the surrounding zoning and uses. Than the requested C-3 zone.
3. The proposed deli and office use are consistent with the apartment, office and wholesaling uses noted in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools and minimal impact on streets resulting from this proposal.
3. The recommended C-1 zoning will have minimal impact on adjacent properties, since the subject property adjoins established wholesale uses
4. The applicant has met with representatives from the neighborhood to discuss the development plan and impacts on nearby properties. The Historic Fort Sanders Neighborhood Association supports the staff recommended Neighborhood Commercial and C-1 zoning. (See letter attached.)

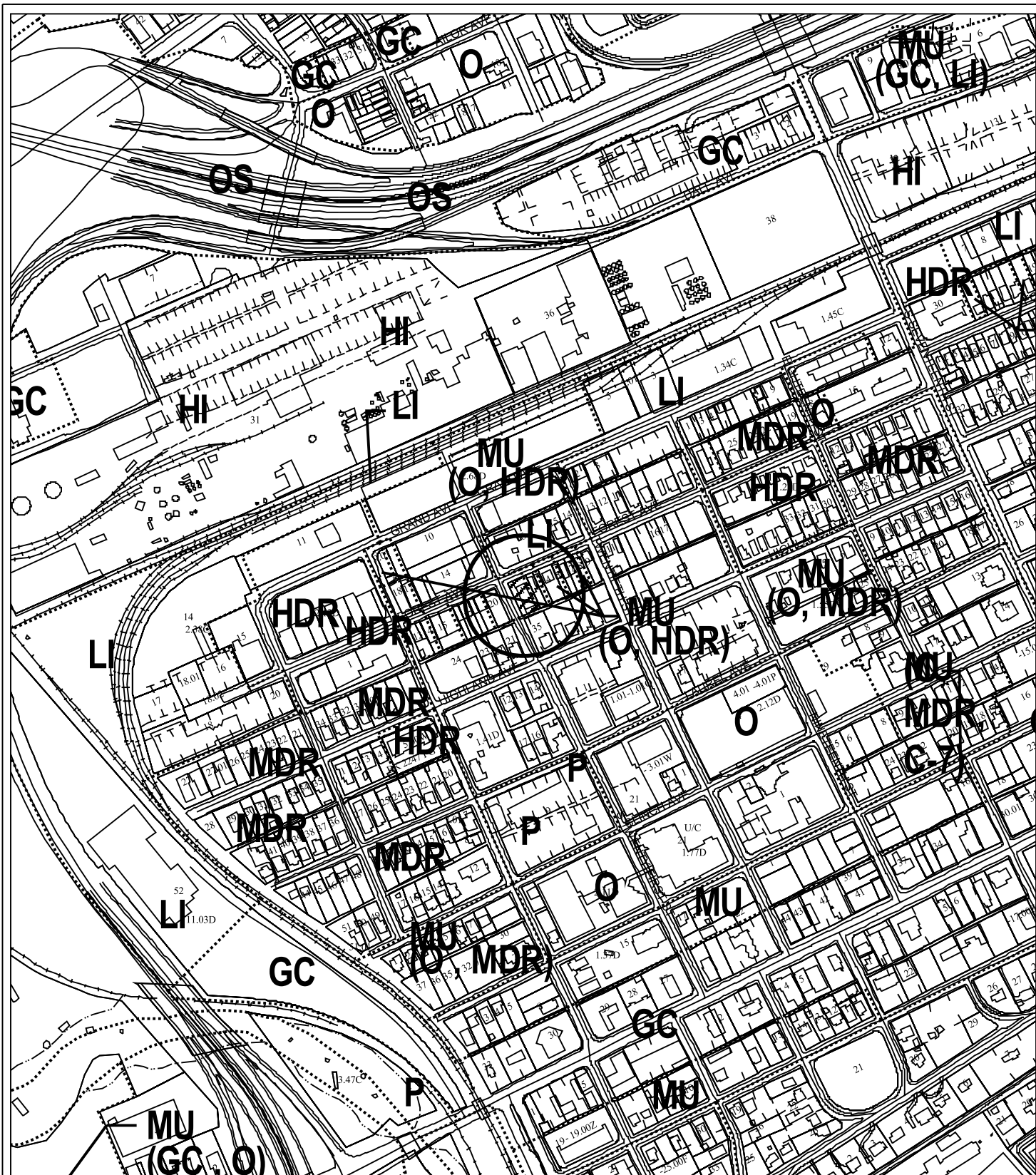
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes O (Office) use, while the One Year Plan shows Mixed use (HDR/O) for this site. Approval of the NC designation allows approval of C-1 zoning on the site.
2. This is one of two sites recommended for Neighborhood Commercial designation and C-1 zoning to provide locations for neighborhood commercial businesses to meet the needs of residents in the recently occupied apartment development in the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

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-J-07-PA/10-N-07-RZ
 PLAN AMENDMENT

From: MU (Mixed Uses) (O-Office, HDR-High Density Residential) &
 MU (Mixed Uses) (O-Office, MDR-Medium Density Residential)



To: GC (General Commercial)

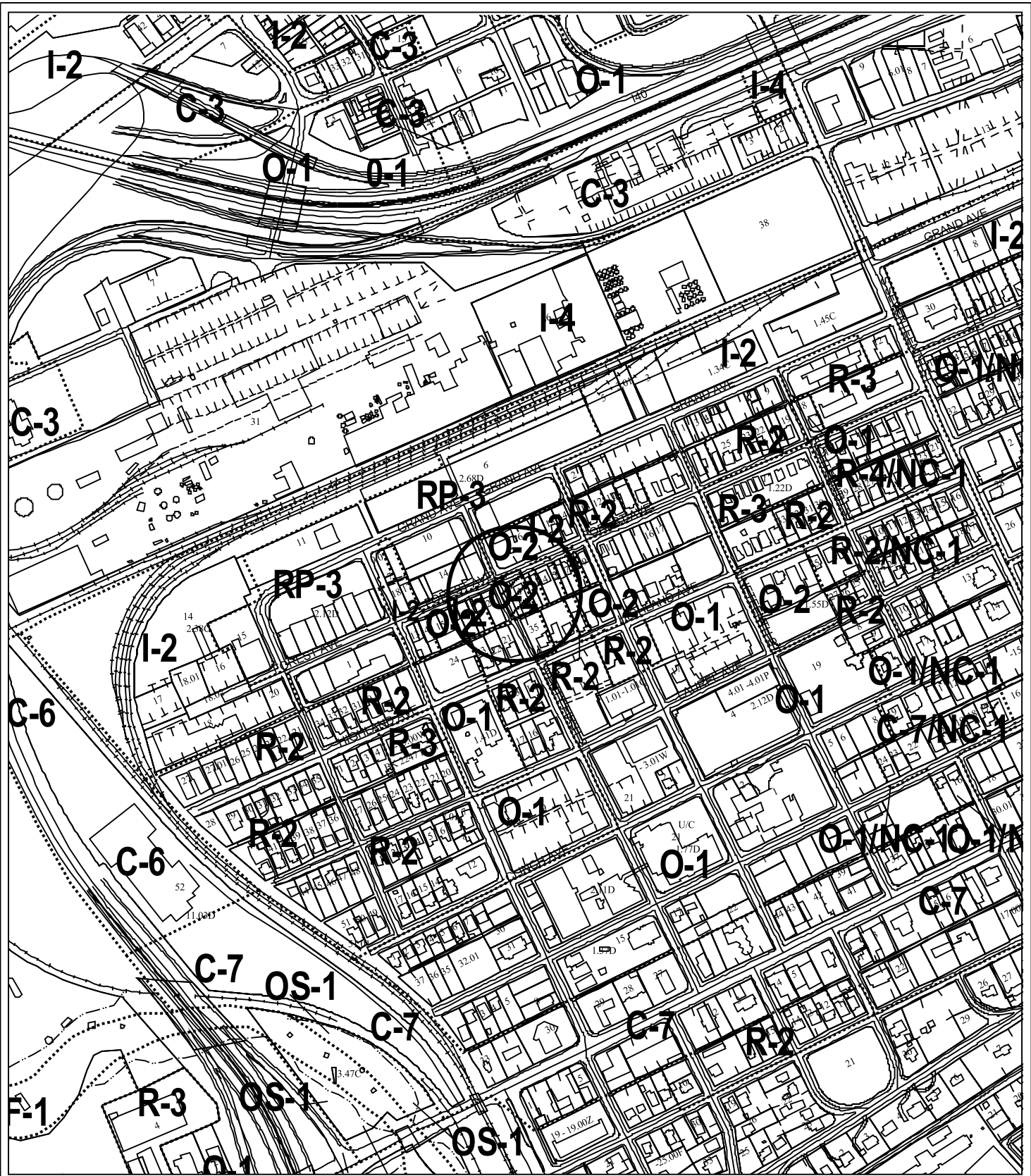
Original Print Date: 09/25/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Odle & Young Architects

Map No: 94

Jurisdiction: City





**10-N-07-RZ
REZONING**



From: O-2 (Civic and Institutional) &
I-2 (Restricted Manufacturing & Warehousing)
To: C-3 (General Commercial)

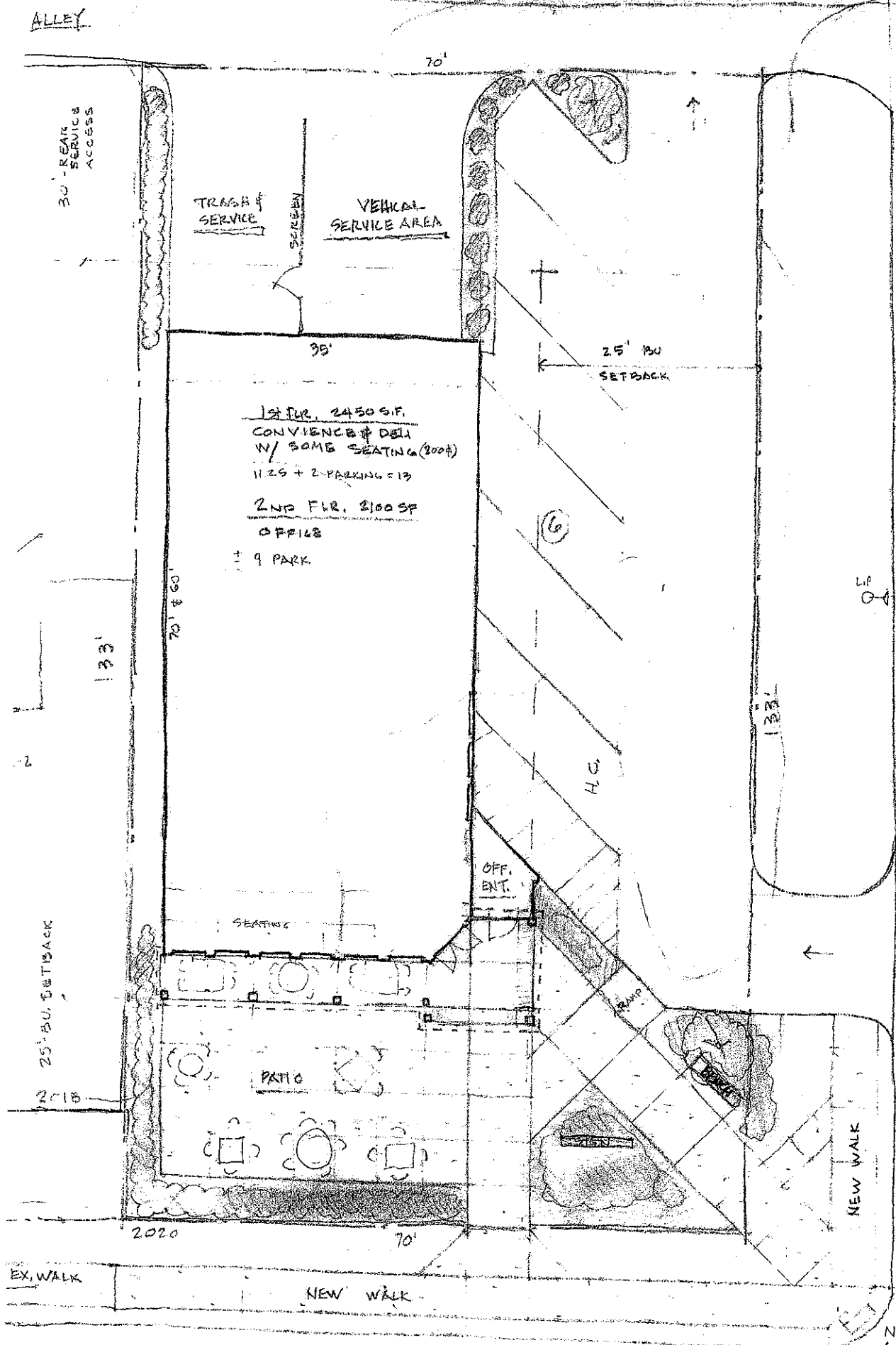
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ALLEY

70'

30'-REAR SERVICE ACCESS

TRASH SERVICE

VEHICAL SERVICE AREA

SCREEN

25' FRONT SETBACK

1st FLR. 2450 SF.
CONVIENCE & DELI
W/ SOME SEATING (200ft)
11.25 + 2-PARKING = 13

2ND FLR. 2100 SF
OFFICES
± 9 PARK

133'

70' ± 60'

6

25'-BU. SETBACK

2018

SEATING

PATIO

OFF. ENT.

21st ST

NEW WALK

2020

70'

EX. WALK

NEW WALK

FOREST AVE

NEELY
Convenience/Deli/Office

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SITE CONCEPT

NORTH

1" = 10'

Agenda Item # 71

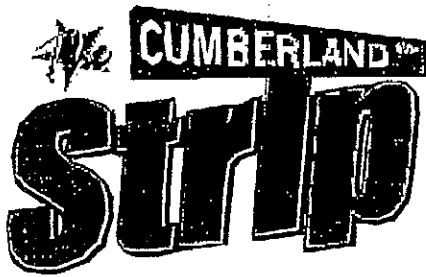
10-N-07-RZ / 10-J-07-PA

MPC October 11, 2007

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Knoxville, TN



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Cumberland Avenue Merchants Association

Rob Dansereau, President
robdansereau@yahoo.com

9-5-07

To Whom It May Concern,

The CAMA would like to express support for the zoning change request for the Deli and Forest and 22 Avenue by Mike Hardin in conjunction with the Fort Sanders Neighborhood Association.

Sincerely,


Debbie Billings, treas.

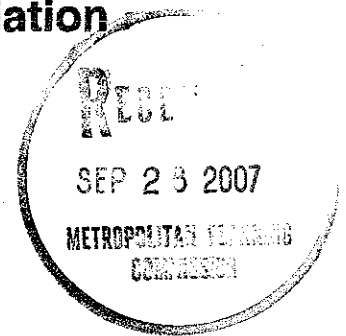
Historic Fort Sanders Neighborhood Association

P.O. Box 783 Knoxville, Tennessee 37901

September 27, 2007

Knoxville/Knox County Metropolitan Planning Commissioners
400 Main Street
Knoxville, TN 37902

RE: 10-J-07-PA & 10-N-07-RZ, Odle & Young Architects
10-L-07-PA & 10-S-07-RZ, Mathis Bush & David Harb



Dear Commissioners,

The Historic Fort Sanders Neighborhood Association (HFSNA) is submitting this letter to you to regarding the proposed re-zonings and One Year Plan Amendments in the Fort Sanders neighborhood, referenced above.

We believe that the appropriate rezoning for these areas is the Neighborhood Commercial, C1 and support that request for 10-L-07-PA & 10-S-07-RZ. Further, we ask that C1 zoning be substituted for the requested C3 on 10-J-07-PA & 10-N-07-RZ. Utilizing C1 on both of these properties lessens spot zoning, moves the zoning in the direction of the development trend already underway in Fort Sanders and promotes and allows a variety of neighborhood friendly uses and mixes within buildings unlike C3.

This portion of the neighborhood is in transition from farmer's markets and industrial to residential and mixed-use buildings. We believe that it makes sense for the MPC to conduct a comprehensive study of rezoning this entire area to a zoning that best supports the current trend.

The members of HFSNA are grateful for these proposed positive investments in our neighborhood and to the time spent in meeting with Steve Young, Odle and Young Architects, and Mike Harding, Neely Development, to discuss their intended mixed-occupancy building. We feel such a project will be an improvement to the current use, parking for truck trailers.

Our members know that proper zoning is necessary to maintaining a high quality of life for all stakeholders in our neighborhood. With that in mind, we ask that you promote positive development through the use of C1, Neighborhood Commercial zoning.

We appreciate your time and attention to this matter. Thank you for your support of the historic Fort Sanders neighborhood. If you have any questions or concerns, please feel free to contact me

Sincerely,

Cathy Irwin, President
Historic Fort Sanders Neighborhood Association
2307 Laurel Avenue, 37916
865.637.7617
cirwin3@utk.edu

cc: file
Councilman Joe Hultquist