



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

▶ **FILE #:** 10-S-07-RZ
10-L-07-PA

AGENDA ITEM #: 76
AGENDA DATE: 10/11/2007

▶ **APPLICANT:** MATHIS BUSH AND DAVID HARB
OWNER(S): THORNTON DEBORAH MEYERS TRUSTEE

TAX ID NUMBER: 94 N B 004
JURISDICTION: Council District 1

▶ **LOCATION:** Southeast side Grand Ave., southwest side Nineteenth St.
▶ **TRACT INFORMATION:** 23500 square feet.
SECTOR PLAN: Central City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Grand Ave., a local street with a 38' pavement width within a 65' right-of-way, and Nineteenth St., a local street with a 26' pavement width within a 50' right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-2 (Restricted Manufacturing and Warehousing)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / C-1 (Neighborhood Commercial)
▶ **EXISTING LAND USE:** Vacant
▶ **PROPOSED USE:** Convenience store and residential units
EXTENSION OF PLAN DESIGNATION/ZONING: No
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Apartments & warehouse / RP-3 (Planned Residential) & I-2 (Restricted Manufacturing and Warehousing)
South: Residences / O-1 (Office, Medical & Related Services)
East: Apartments & warehouse / RP-3 (Planned Residential) & I-2 (Restricted Manufacturing and Warehousing)
West: Residences & warehouse / R-2 (General Residential) & I-2 (Restricted Manufacturing and Warehousing)
NEIGHBORHOOD CONTEXT: This property is part of the mixed use wholesale, office and residential development found in the Ft. Sanders neighborhood within I-2,O-1,O-2, R-2, RP-3 and R-3 zones.

STAFF RECOMMENDATION:

► **APPROVE NC (Neighborhood Commercial) One Year Plan designation**

Neighborhood Commercial uses are appropriate at this location which will serve the needs of University of Tennessee students. The Central City One Year Plan proposes light industrial uses and the Sector Plan proposes medium density residential uses for this property. The current light industrial designation is not appropriate for this area which has transitioned to office and residential uses in recent years.

► **APPROVE C-1 (Neighborhood Commercial)**

Neighborhood Commercial zoning will allow limited commercial uses that will cater to nearby residences. The requested C-1 zoning will allow uses that will be compatible with surrounding development that includes apartments and existing and vacant industrial warehouses.

COMMENTS:

NEED AND JUSTIFICATION FOR PROPOSAL

1. C-1 zoning is compatible with surrounding development that includes wholesale businesses and warehouses along with high density residential apartments and condominiums. This will result in removal of incompatible light industrial development from the neighborhood.
2. C-1 zoning will allow limited commercial uses along with residential units above the ground floor.

EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. There will be minimal to no impact on schools since the tenants will most likely be University students.
3. The recommended C-1 zoning is compatible with surrounding development and will have a minimal impact on adjacent properties. Potential impacts to adjacent residences to the north and south will be minimal due to the limited uses permitted in the C-1 zone.
4. These requests are supported by the Historic Fort Sanders Neighborhood Association (see attached letter).

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to the Central City One Year Plan to neighborhood commercial uses, C-1 zoning is compatible with the One Year Plan.
2. The subject property is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 326 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

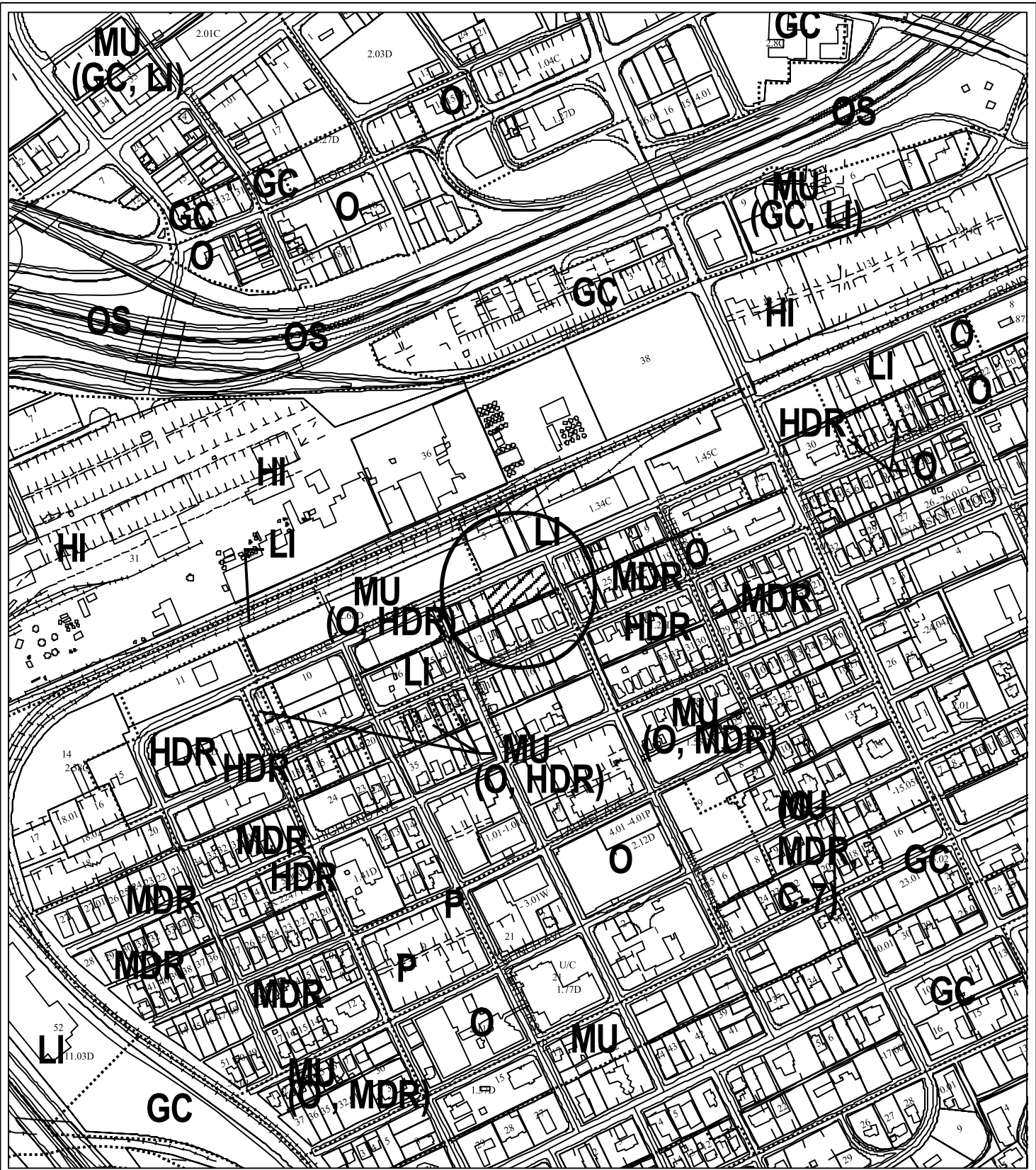
ESTIMATED STUDENT YIELD: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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-L-07-PA/10-S-07-RZ
 PLAN AMENDMENT

Petitioner: Mathis Bush and David Harb

Map No: 94

Jurisdiction: City

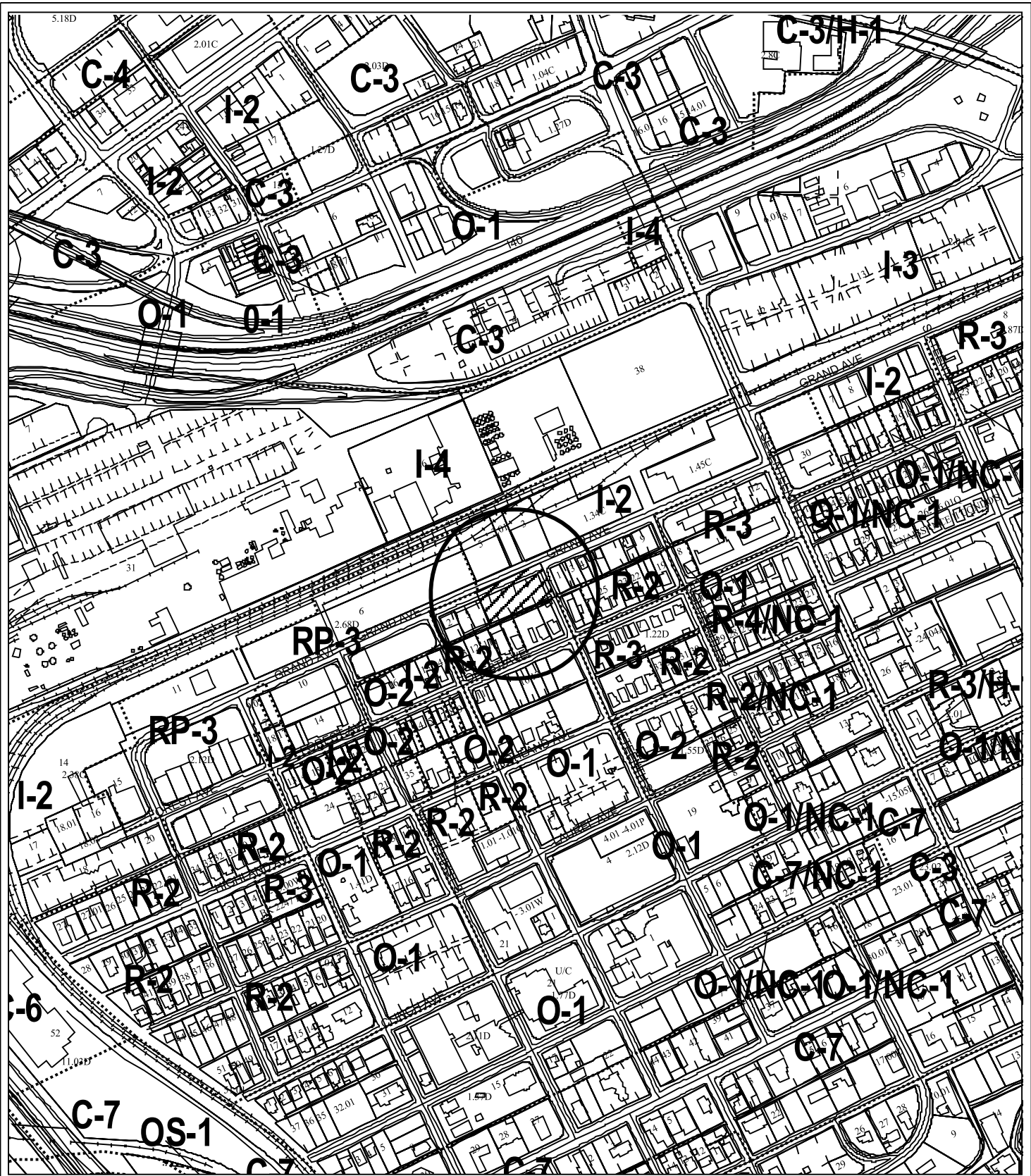


From: LI (Light Industrial)

To: NC (Neighborhood Commercial)

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





10-S-07-RZ
REZONING

Petitioner: Mathis Bush and David Harb

Map No: 94

Jurisdiction: City



From: I-2 (Restricted Manufacturing and Warehousing)

To: C-1 (Neighborhood Commercial)

Original Print Date: 09/25/07 Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



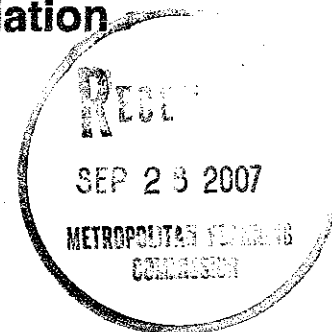
Historic Fort Sanders Neighborhood Association

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,

A handwritten signature in black ink that reads "Cathy Irwin".

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

cc: file
Councilman Joe Hultquist

10-S-07-RZ

10-L-07-PA

9/4/07

To Whom It May Concern: 4 2007

As trustee of the
Velma N. Meyers Estate I
give Mathis Bush and
David Harb permission
to rezone the property
at 1908A Grand Ave.

Sincerely,
Velora Meyers Hunter, trustee

865-776-0199