



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

FILE #: 10-D-08-RZ **AGENDA ITEM #:** 57
 10-D-08-PA **AGENDA DATE:** 11/13/2008

POSTPONEMENT(S): 10/9/08

APPLICANT: KNOXVILLE HABITAT FOR HUMANITY INC.
OWNER(S): KITTS H GENE & JOYCE
 KITTS JOYCE D

TAX ID NUMBER: 70 M F 012 & 013

JURISDICTION: Council District 6

LOCATION: Southeast side Linden Ave., east of Nash Rd.

TRACT INFORMATION: 12000 square feet.

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Linden Ave., a local street with 17' of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Love Creek

PRESENT PLAN DESIGNATION/ZONING: GC (General Commercial) / C-3 (General Commercial)

PROPOSED PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / R-1 (Low Density Residential)

EXISTING LAND USE: Vacant lots

PROPOSED USE: Residential

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Linden Ave. / LDR/R-1A Residential
 South: Asheville Hwy., Residential/office uses / GC / C-3 and O-1 Office
 East: Residence and business / GC/LDR / C-3 and R-1A Residential
 West: Residences / GC/ C-3 and R-2 Residential

NEIGHBORHOOD CONTEXT: These lots are part of an older residential area that has had some conversion to business uses within R-1A, R-2 and C-3 zones

STAFF RECOMMENDATION:

ADOPT resolution #10-D-08-PA, amending the Knoxville One Year Plan to Mixed Use (GC/O/LDR) for

this property (See attached Exhibit A.)

The recommended MU (GC/O/LDR) designation will allow the proposed R-1 rezoning of the subject property without requiring an amendment to the City East Sector Plan's Commercial designation of the property. Both commercial and residential uses and zones exist within the block.

► **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning**

R-1 zoning will permit the residential development proposed for the property by the applicant in a manner consistent with the established residential development pattern of the neighborhood.

COMMENTS:

ONE YEAR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

NEW ROAD OR UTILITY IMPROVEMENTS:

1. The recommended Mixed Use (GC/O/LDR) designation and R-1A zoning will allow residential development that is compatible with the scale and intensity of the surrounding residential and commercial development and the R-1A, R-2 and C-3 zoning pattern.

ERROR OR OMISSION IN CURRENT PLAN:

1. The R-1 zoning of this site will make a better, more efficiently developed residential area that will back up to Asheville Hwy., and will be compatible with surrounding residential and commercial property.

CHANGES IN GOVERNMENT POLICY:

1. Public water and sewer utilities are available to serve the site.
2. The proposed One Year Plan amendment and R-1 rezoning will allow the property to be developed as proposed by the applicant.
3. The R-1 zone will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of development adjacent to this site along Linden Ave. There will be little impact on either roads or schools.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

1. The Mixed Use (GC//LDR) One Year Plan designation and R-1 zone for this site will comply with the East City Sector Plan designation of Commercial.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The residential proposal is an extension of zoning from the north and east.
2. There is an established residential zoning pattern on both sides of Linden Ave. in this area.
3. This zoning pattern is acceptable for this area.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The site is relatively flat, fronts on both a major arterial highway and a local street and is surrounded by both commercial and residential uses, so is appropriate for R-1 zoning.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. Approval of the One Year Plan amendment to MU (Mixed Use) (GC/O/LDR) for the proposed R-1 zoning would be consistent with the East City Sector Plan.
2. This site is located within the Urban Growth Area (inside City) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 28 (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: 1 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Austin East 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 12/16/2008 and 12/30/2008. 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.

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE CITY OF KNOXVILLE ONE YEAR PLAN**

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knoxville One Year Plan Land Use Map, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS Knoxville Habitat For Humanity, INC, has submitted an application to amend the One Year Plan from GC (General Commercial) to Mixed Use (GC/O/LDR) for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of the requested amendment to the One Year Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on 11/13/08 after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the amendment to the One Year Plan, with its accompanying, staff report and map, file # 10-D-08-PA.

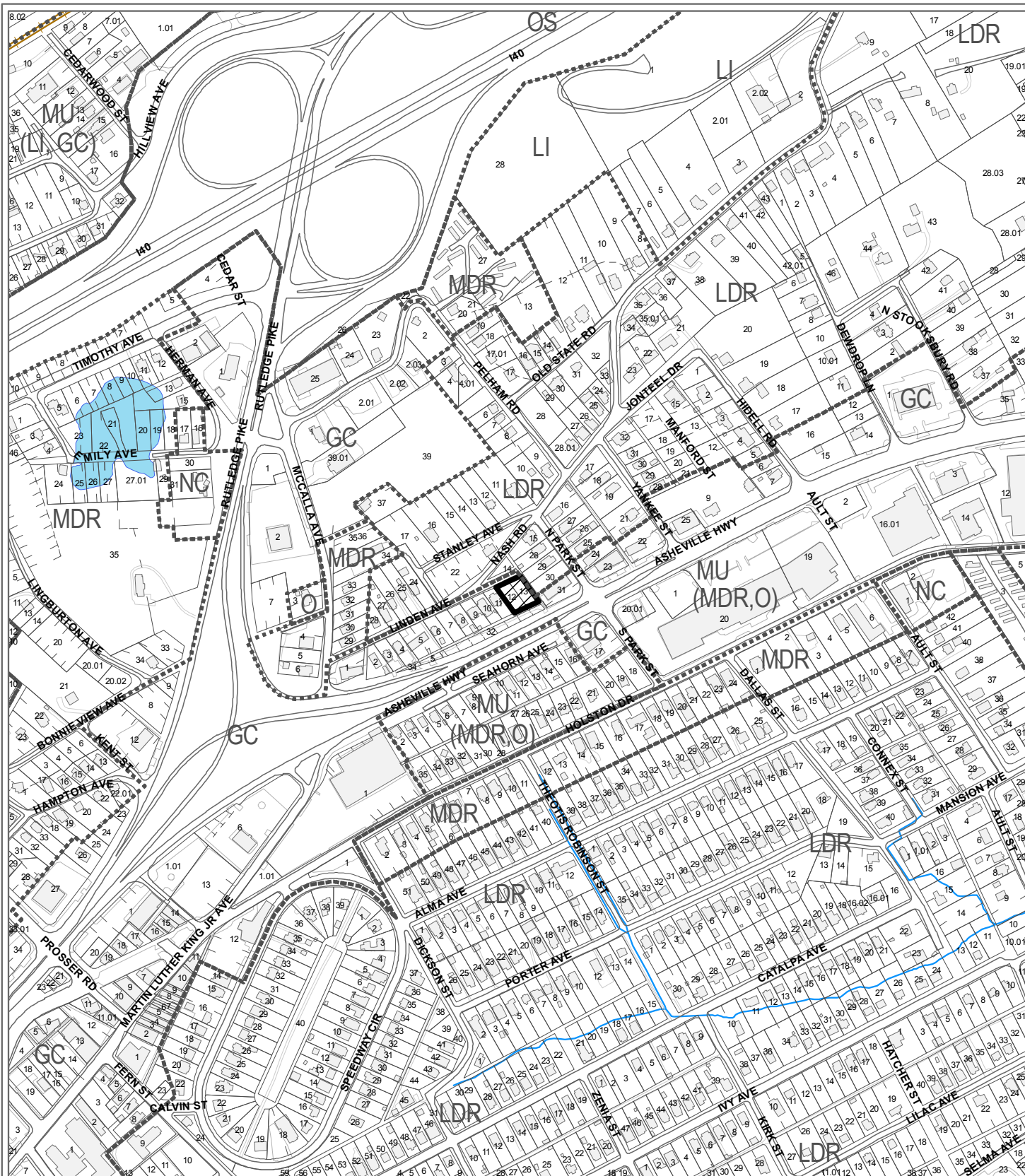
SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that the Council of the City of Knoxville likewise consider this amendment to the General Plan 2033.

Date

Chairman

Secretary



**10-D-08-PA / 10-D-08-RZ
PLAN AMENDMENT**

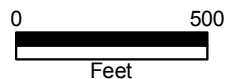
From: GC (General Commercial)
To: LDR (Low Density Residential)

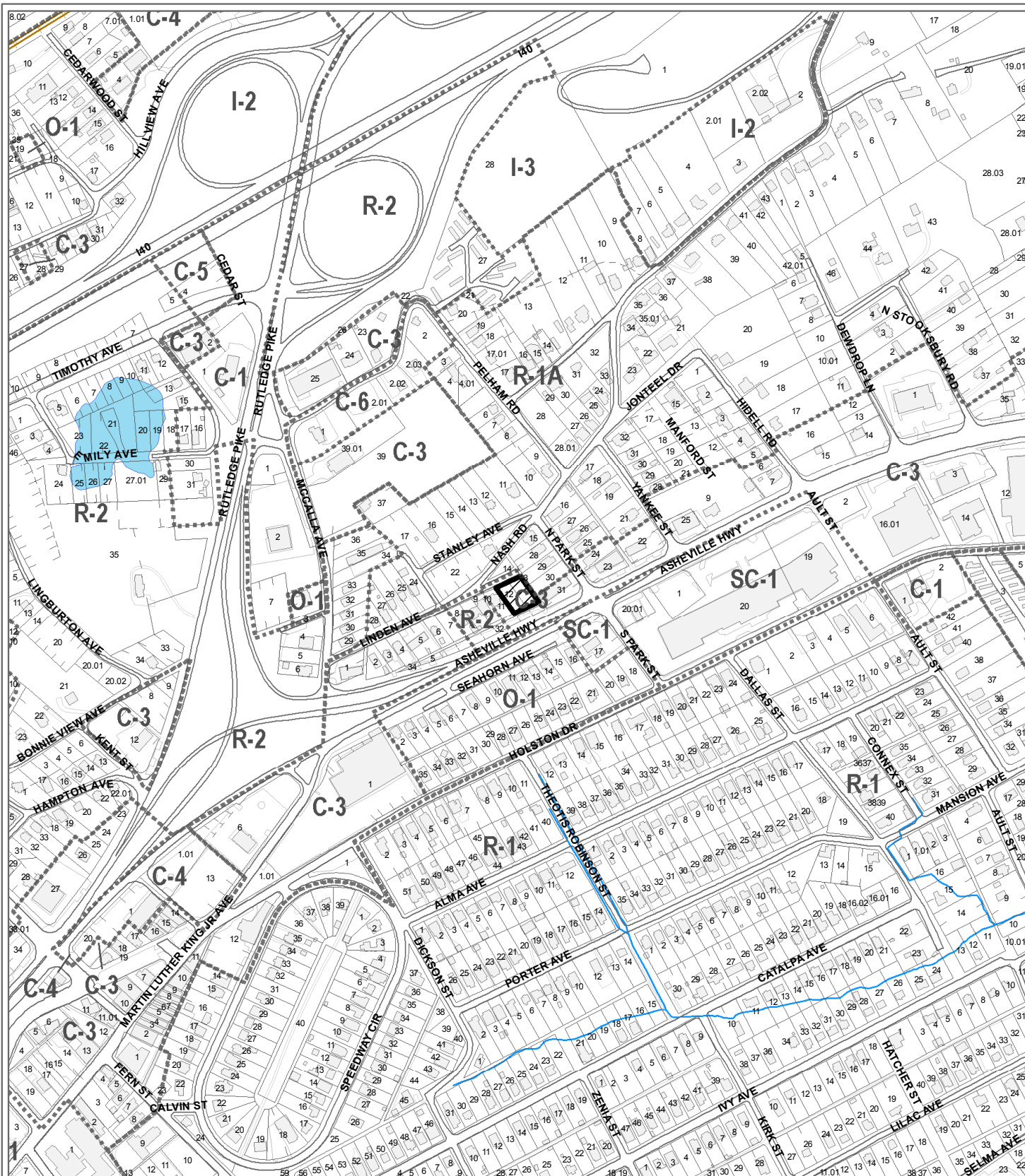


Original Print Date: 9/18/2008
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Knoxville Habitat for Humanity Inc.

Map No: 70
Jurisdiction: City





**10-D-08-RZ
REZONING**

From: C-3 (General Commercial)
To: R-1 (Low Density Residential)



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