



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

FILE #: 10-F-08-RZ **AGENDA ITEM #:** 59
 10-F-08-PA **AGENDA DATE:** 11/13/2008

POSTPONEMENT(S): 10/9/2008

APPLICANT: CASEY & DANIEL COLLINS
OWNER(S): COLLINS DAVID M & CASSANDRA ANN

TAX ID NUMBER: 107 D A 002

JURISDICTION: Council District 6

LOCATION: North side Division St., northeast of Cox St.

TRACT INFORMATION: 17680 square feet.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Division St., a two lane local street with 20 ft. of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Third Creek

PRESENT PLAN DESIGNATION/ZONING: LI (Light Industrial) / I-3 (General Industrial)

PROPOSED PLAN DESIGNATION/ZONING: MDR (Medium Density Residential) / R-2 (General Residential)

EXISTING LAND USE: Residence

PROPOSED USE: Residence

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Vacant land / LI/I-3 Industrial
 South: Division St. and residences MDR/R-2 Residential
 East: Vacant land / Public / I-2 Industrial
 West: Residence / LI/I-3 Industrial

NEIGHBORHOOD CONTEXT: This residential site is in a mixed use area of single family and business uses which exist within I-3, O-1 and R-2 zones.

STAFF RECOMMENDATION:

ADOPT resolution #10-F-08-PA, amending the Knoxville One Year Plan to Mixed Use (LI/O/MDR) for this property (See attached Exhibit A.)

This mixed use designation reflects all the surrounding land uses and zoning and will allow the applicants to pursue compatible residential rezoning options for their property consistent with surrounding development.

► **RECOMMEND that City Council APPROVE R-2 (General Residential) zoning**

R-2 zoning is consistent with zoning and residential uses noted on the south side of Division St., and would allow the redevelopment of this established residential property.

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 (LI/O/LDR) designation and R-2 zoning will allow residential development that is compatible with the scale and intensity of the surrounding residential and commercial development and the I-3, I-2, R-2 and O-1 zoning pattern.

ERROR OR OMISSION IN CURRENT PLAN:

1. The R-2 zoning of this site will acknowledge the established residential use on this parcel and allow it's redevelopment with a new residential structure.

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-2 rezoning will allow the property to be developed as proposed by the applicant.
3. The R-2 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 Division St. There will be little impact on either roads or schools.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

1. The Mixed Use (LI/O/MDR) One Year Plan designation and R-2 zone for this site will comply with the Central City Sector Plan's Light Industrial designation.
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 south.
2. There is an established residential zoning pattern on both sides of Division St. in this area.
3. This R-2 zoning pattern is acceptable for this area.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The site is relatively flat, fronts on a local street and is surrounded by both commercial and residential uses, so is appropriate for R-2 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) (LI/O/MDR) for the proposed R-2 zoning would be consistent with the Central 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: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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, Casey & Daniel Collins, have submitted an application to amend the One Year Plan from LI (Light Industrial) to Mixed Use (LI/O/MDR) 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-F-08-PA.

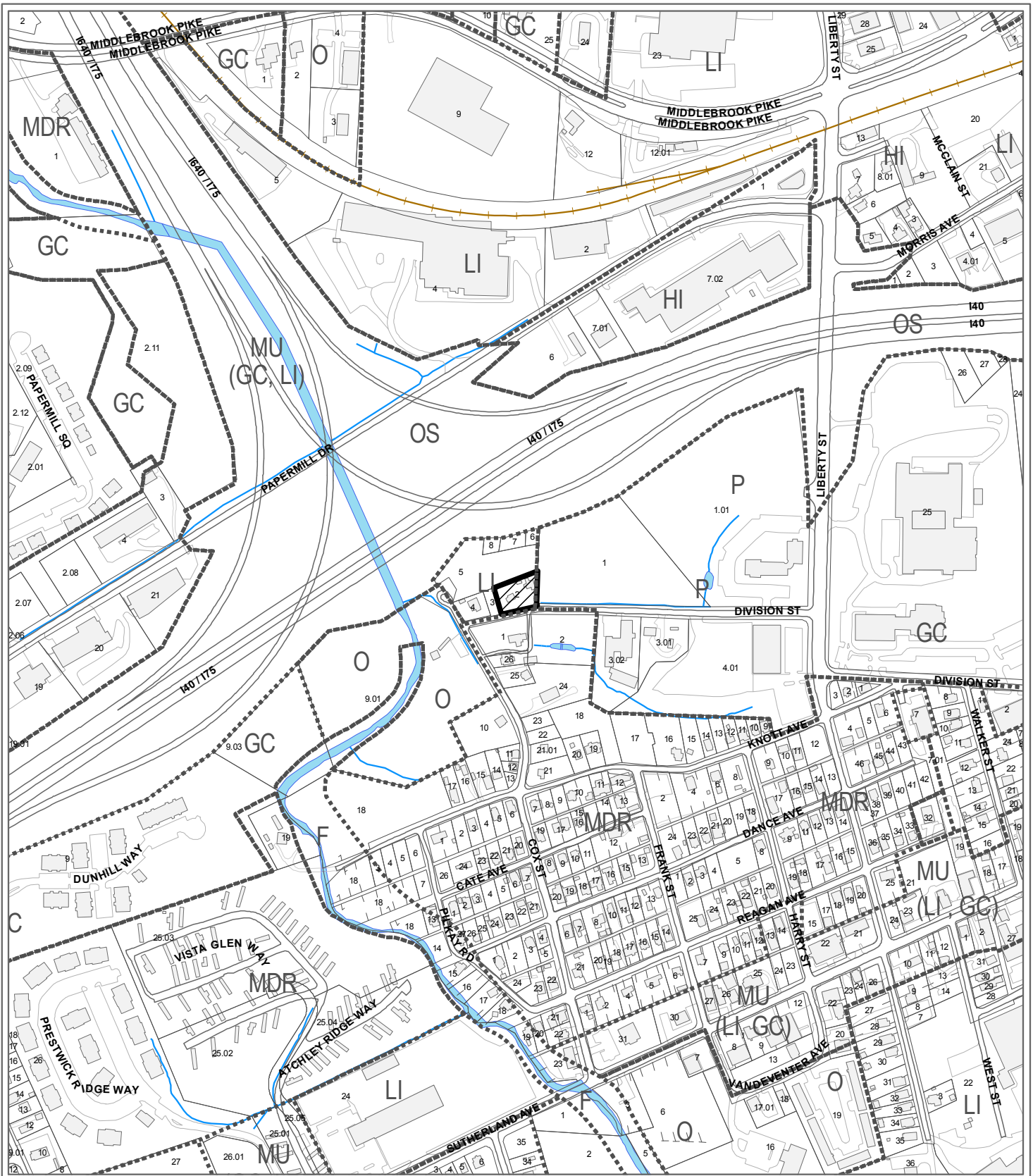
SECTION 2: This Resolution shall take effect upon its approval.

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

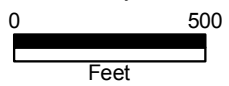


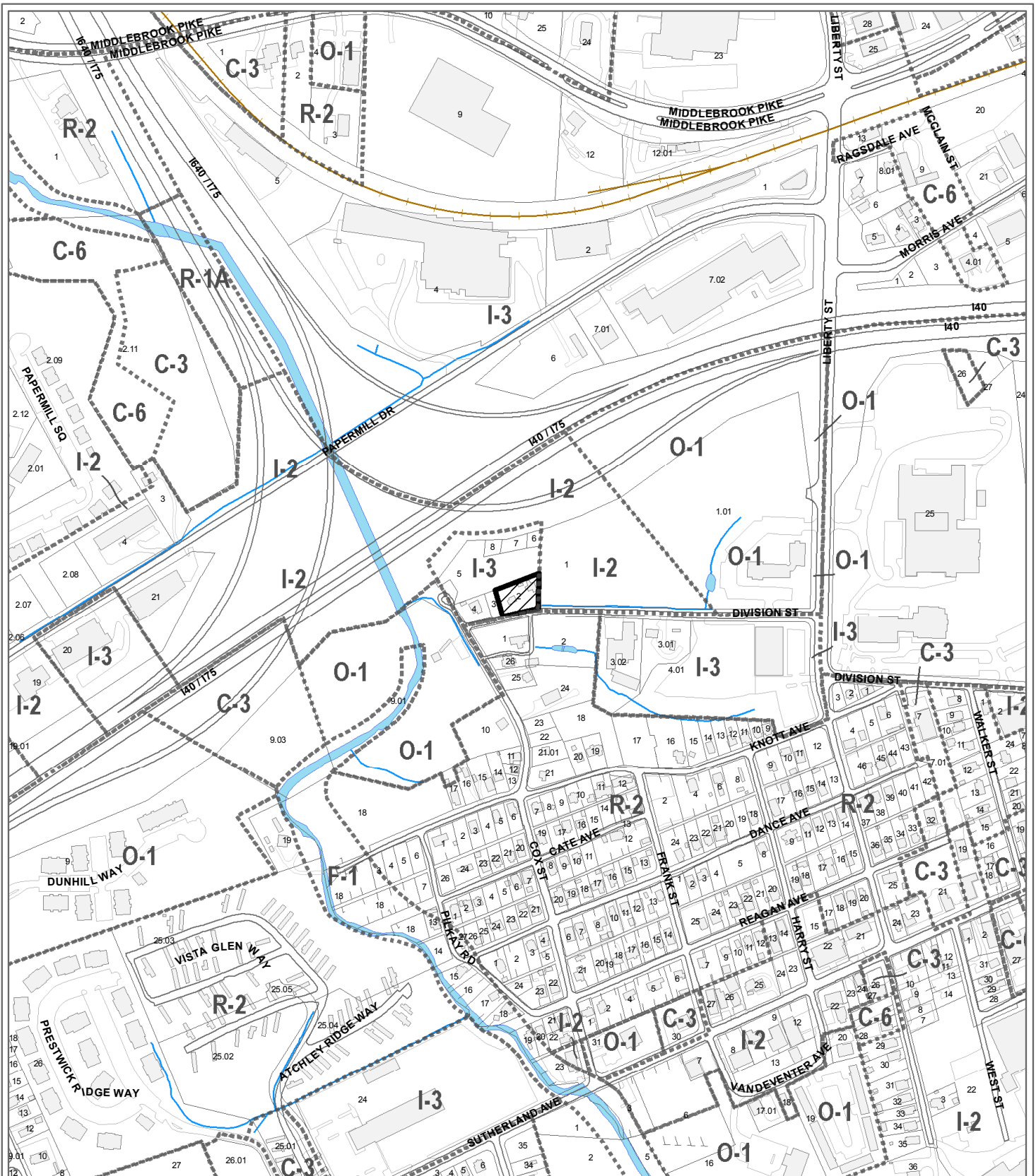
From: LI (Light Industrial)
To: MDR (Medium Density Residential)

Petitioner: Collins, Casey & Daniel

Map No: 107
Jurisdiction: City

Original Print Date: 9/23/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**10-F-08-RZ / 10-F-08-PA
REZONING**

From: I-3 (General Industrial District)
To: R-2 (General Residential District)



Petitioner: Collins, Casey & Daniel

Map No: 107
Jurisdiction: City

Original Print Date: 9/23/2008
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

