



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

▶ **FILE #:** 7-A-09-RZ
7-A-09-PA

AGENDA ITEM #: 39
AGENDA DATE: 7/9/2009

▶ **APPLICANT:** EDDIE JOE BENNETT
OWNER(S): EDDIE JOE BENNETT

TAX ID NUMBER: 82 H J 052
JURISDICTION: Council District 4

▶ **LOCATION:** Northwest side Gillespie Ave., northeast of N. Sixth Ave.

▶ **TRACT INFORMATION:** 8700 square feet.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Gillespie Ave., a local street with 42' of pavement width within 50' of right of way.

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

WATERSHED: First Creek

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

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LDR plan designation and R-1A zoning from the northeast.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Alley - Concrete business / LI / I-3 (General Industrial)
South: Gillespie Ave. - Automotive business / LI / I-3 (General Industrial)
East: House / LDR / R-1A (Low Density Residential)
West: Vacant lot / LI / I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of light industrial and low density residential uses, under I-3 and R-1A zoning.

STAFF RECOMMENDATION:

▶ **ADOPT resolution #7-A-09-PA, amending the Knoxville One Year Plan to MU-Mixed Use (LI-Light Industrial and LDR-Low Density Residential) and recommend that City Council also adopt the One Year Plan amendment. (See attached Exhibit A.)**

Adding a low density residential designation for this parcel is compatible with the surrounding development and zoning in the neighborhood. The sector plan proposes light industrial uses, which would also be acceptable under the recommendation.

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

R-1A zoning is consistent with the residential use located on the site and is an extension of zoning from the northeast, consistent with the associated plan amendment recommendation.

COMMENTS:

ONE YEAR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. **NEW ROAD OR UTILITY IMPROVEMENTS** - The roads are sufficient and the utilities are in place to serve this site.

B. **ERROR OR OMISSION IN CURRENT PLAN** - The parcels within the adjacent block to the northeast are developed with primarily detached single unit dwellings on individual lots, which is consistent with the proposed LDR designation.

C. **CHANGES IN GOVERNMENT POLICY** - The Central City Sector Plan proposes light industrial uses for the property, consistent with the current zoning of the site. The LDR designation on the subject property will accommodate the proposed R-1A zoning, which will limit residential development to a detached house or duplex.

D. **CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS** - The residential development within this particular block is comprised of detached houses on individual lots. That development is consistent with the proposed LDR designation and R-1A zoning.

REZONING REQUIREMENTS:

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

1. The proposed MU (LI, LDR) designation and R-1A zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposed plan designation and zoning are extensions from the northeast.
3. Maintaining the LI plan designation, while adding the LDR option, keeps the site eligible for future I-3 zoning and development, consistent with most surrounding properties. Adding LDR also allows the current residential use to remain as a use that conforms to the zoning and use of the property.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1A zone, as described in the zoning ordinance, is intended to provide areas for low to medium population density. The principal use of land may range from houses to low density multi-dwelling structures or developments.
2. Based on the above general intent, this site is appropriate for R-1A zoning.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools or the street system.
3. The proposal is for a lower impact plan designation and zoning, so it should have no negative impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes light industrial uses for this site, consistent with the current zoning of the property.
2. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Approval of these requests brings this lot into consistency with its current residential use.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/11/2009 and 8/25/2009. 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 Knox County Future Land Use Map, a portion of which is contained within the Knoxville One Year Plan, 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 plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Eddie Joe Bennett has submitted an application to amend the One Year Plan from Light Industrial to Low Density Residential for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Knoxville One Year Plan to Mixed Uses, limited to Light Industrial and Low Density Residential, 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 July 9, 2009, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, or revised.

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

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Knoxville One Year Plan, as requested, or revised, with its accompanying staff report and map, file #7-A-09-PA.

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

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

Date

Chairman

Secretary



**7-A-09-PA / 7-A-09-RZ
PLAN AMENDMENT**

From: LI (Light Industrial)
To: LDR (Low Density Residential)



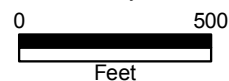
Original Print Date: 6/23/2009
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Bennett, Eddie Joe

Map No: 82

Jurisdiction: City





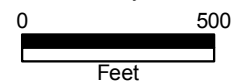
**7-A-09-RZ
REZONING**

From: I-3 (General Industrial)
To: R-1A (Low Density Residential)



Petitioner: Bennett, Eddie Joe

Map No: 82
Jurisdiction: City



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