



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

**FILE #:** 10-F-09-RZ **AGENDA ITEM #:** 36  
 10-C-09-SP **AGENDA DATE:** 10/8/2009

**APPLICANT:** CITY OF KNOXVILLE-DEPARTMENT OF COMMUNITY DEVELOPMENT  
**OWNER(S):** KNOXVILLE'S COMMUNITY DEVELOPMENT CORP

**TAX ID NUMBER:** 81 I G 003

**JURISDICTION:** Council District 5

**LOCATION:** Southwest side Johnston St., southeast of Heiskell Ave.

**TRACT INFORMATION:** 0.16 acres.

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via Johnston St., a minor collector street with 30' of pavement width within 65' of right of way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Second Creek

**PRESENT PLAN DESIGNATION/ZONING:** C (Commercial) / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)

**PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

**EXISTING LAND USE:** Vacant

**PROPOSED USE:** Single detached dwelling

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of LDR from the southeast

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING** North: House / C / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)

South: Vacant lot / LDR / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)

East: Johnston St. - Fenced parking area / C / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)

West: Alley, house / C / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)

**NEIGHBORHOOD CONTEXT:** This area is developed with a mix of residential, commercial and light industrial uses under R-1A, C-1, C-3 and I-3 zoning. The entire area is within the IH-1 (Infill Housing Overlay).

**STAFF RECOMMENDATION:**

- ▶ **ADOPT RESOLUTION # 10-C-09-SP, amending the Central City Sector Plan to LDR (Low Density Residential) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)**

Low density residential use of this site is a logical extension of the sector plan designation from the southeast. Residential use of this site is compatible with surrounding development and zoning. The requested LDR designation is less intense than the current C designation.

- ▶ **RECOMMEND that City Council APPROVE R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) zoning.**

The recommended R-1A/IH-1 zoning is compatible with surrounding development and zoning and is consistent with the mixed use proposal of the City of Knoxville One Year Plan.

**COMMENTS:**

**SECTOR PLAN REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:**

**NEW ROAD OR UTILITY IMPROVEMENTS:**

No known road or utility improvements have occurred in this area. The proposed use is less intense than the current designation.

**ERROR OR OMISSION IN CURRENT PLAN:**

The current sector plan calls for C (Commercial) uses for the site. But, the site is adjacent to the proposed LDR designation, as well as residential uses. The City of Knoxville One Year Plan proposes mixed uses, limited to LDR, MDR and NC, consistent with this proposal.

**CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:**

Although designated and zoned for neighborhood commercial uses, this area has not developed with those uses. Residential uses are located on three sides of the subject property.

**REZONING REQUIREMENTS:**

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

1. R-1A zoning is compatible with surrounding development and zoning.
2. The subject property has houses located on 3 of 4 sides.
3. R-1A zoning will allow the proposed house to be constructed on the lot, consistent with adjacent uses.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:**

1. The requested R-1A zone provides for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments.
2. Based on the above description, R-1A is an appropriate zone for this site.
3. The IH-1 overlay will be maintained on this site. The IH-1 guidelines apply to residential development, so a Certificate of Appropriateness from Infill Housing Board will be required before construction can commence.

**THE EFFECTS OF THIS PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. R-1A zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended amendment to LDR, the recommended R-1A zoning is consistent with the Central City Sector Plan.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The City of Knoxville One Year Plan proposes mixed Uses, limited to low and medium density residential and neighborhood commercial uses, consistent with R-1A zoning.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not calculated.

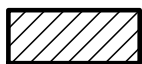
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/3/2009 and 11/17/2009. 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.



**20-C-09-SP / 10-F-09-RZ**  
**CENTRAL CITY SECTOR PLAN AMENDMENT**

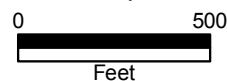
From: C (Commercial)  
 To: LDR (Low Density Residential)



Original Print Date: 9/22/2009 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville-Department of  
 Community Development

Map No: 81  
 Jurisdiction: City

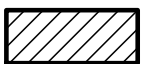






**10-F-09-RZ  
REZONING**

From: C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)  
 To: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

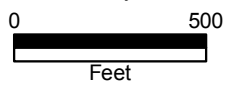


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Revised:

Petitioner: City of Knoxville-Department of Community Development

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**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR 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 Central City Sector 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**, the City of Knoxville Department of Community Development, has submitted an application to amend the Sector Plan from Commercial 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 Central City Sector 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 October 8, 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, and/or amended.

**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 Central City Sector Plan, with its accompanying staff report and map, file #10-C-09-SP.

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