



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

▶ **FILE #:** 10-E-10-RZ  
10-B-10-PA

**AGENDA ITEM #** 29  
**AGENDA DATE:** 10/14/2010

▶ **APPLICANT:** MPC AND CITY OF KNOXVILLE COMMUNITY DEVELOPMENT  
**OWNER(S):** VARIOUS OWNERS

**TAX ID NUMBER:** 81 K M 001-004, 038-040  
**JURISDICTION:** Council District 5

▶ **LOCATION:** Northeast side Branner St., southeast side W. Quincy Ave.

▶ **TRACT INFORMATION:** 2 acres. Rezoning for parcels 081KM039 & 040 only

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access to this area is from various local streets, including W. Quincy Ave., Branner St., and Warren Ave., as well as three unnamed alleys which run between those streets.

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

**WATERSHED:** Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** HI (Heavy Industrial) / I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

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

**HISTORY OF ZONING REQUESTS:** MPC approved a sector plan amendment to MDR and R-1/IH-1 zoning on parcel 36 on 8/12/10 (8-C-10-RZ/8-E-10-SP).

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Alley - Businesses / GC / C-3 (General Commercial) / IH-1 (Infill Housing Overlay)

South: Branner St.- Industrial park and trailer parking / LI / I-4 (Heavy Industrial)

East: Warren Ave. - Houses / MDR / R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay) and I-4 (Heavy Industrial) / IH-1

West: W. Quincy Ave. - Truck and trailer parking / LI / I-4 (Heavy Industrial)

**NEIGHBORHOOD CONTEXT:** This site is located within an area of mixed uses. To the southeast are residential uses, zoned R-2. To the northeast are commercial uses along N. Central St., zoned C-3/IH-1, To the west are industrial uses, zoned I-4.

**STAFF RECOMMENDATION:**

► **RECOMMEND that City Council APPROVE MDR (Medium Density Residential) One Year Plan designation.**

MDR is a logical extension of the residential plan designation from the southeast. Medium density residential use of this area is compatible with surrounding development and zoning, is consistent with the sector plan proposal and creates a transitional area between adjacent commercial/industrial uses and low density residential uses. This One Year Plan change allows for the accompanying rezoning to residential (10-E-10-RZ) and will also allow other property owners within the area to seek residential zoning in the future, without the need for a plan amendment.

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

R-1/IH-1 zoning is compatible with surrounding development and zoning and is a logical extension of residential zoning from the southeast. The rezoning only applies to parcels 39 and 40 within the area as shown on the attached rezoning agenda map. The zoning change will bring the zoning into conformance with the current use and will allow for the future issuance of residential building permits, as needed.

**COMMENTS:**

ONE YEAR PLAN AMENDMENT 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 plan currently proposes heavy industrial uses in this area, which is zoned I-4/IH-1. However, the area is developed with residential uses. The proposed amendment is an extension of the existing residential plan designation from the southeast.
- C. CHANGES IN GOVERNMENT POLICY - This area is developed with residential uses and is within the IH-1 overlay, which specifically addresses residential uses. The One Year Plan should be amended to reflect the current and future use of the area as residential, and to be consistent with the sector plan.
- D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The subject area has been occupied by residential uses for some time.

REZONING REQUIREMENTS:

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

- 1. R-1/IH-1 is a logical extension of the already established residential zoning and overlay to the southeast of the site.
- 2. The surrounding area is developed with residential, industrial and commercial uses. R-1 zoning is compatible with surrounding development and zoning.
- 3. This proposal will bring the zoning into conformance with the current use of the property as a residence.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. The requested R-1 base zoning is the most restrictive residential district intended for low density residential land uses.
- 2. Based on the above description, R-1 is an appropriate zone for this site.
- 3. The IH-1 overlay will be maintained. This overlay district applies to residential development only and is intended to foster infill development and major additions that are compatible with the design of original houses in older Knoxville neighborhoods, particularly those built prior to 1950 along grid streets that often had sidewalks and alleys.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. R-1 zoning is compatible with surrounding development and will have no impact on adjacent properties or the street system, as the use of the site will not change.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

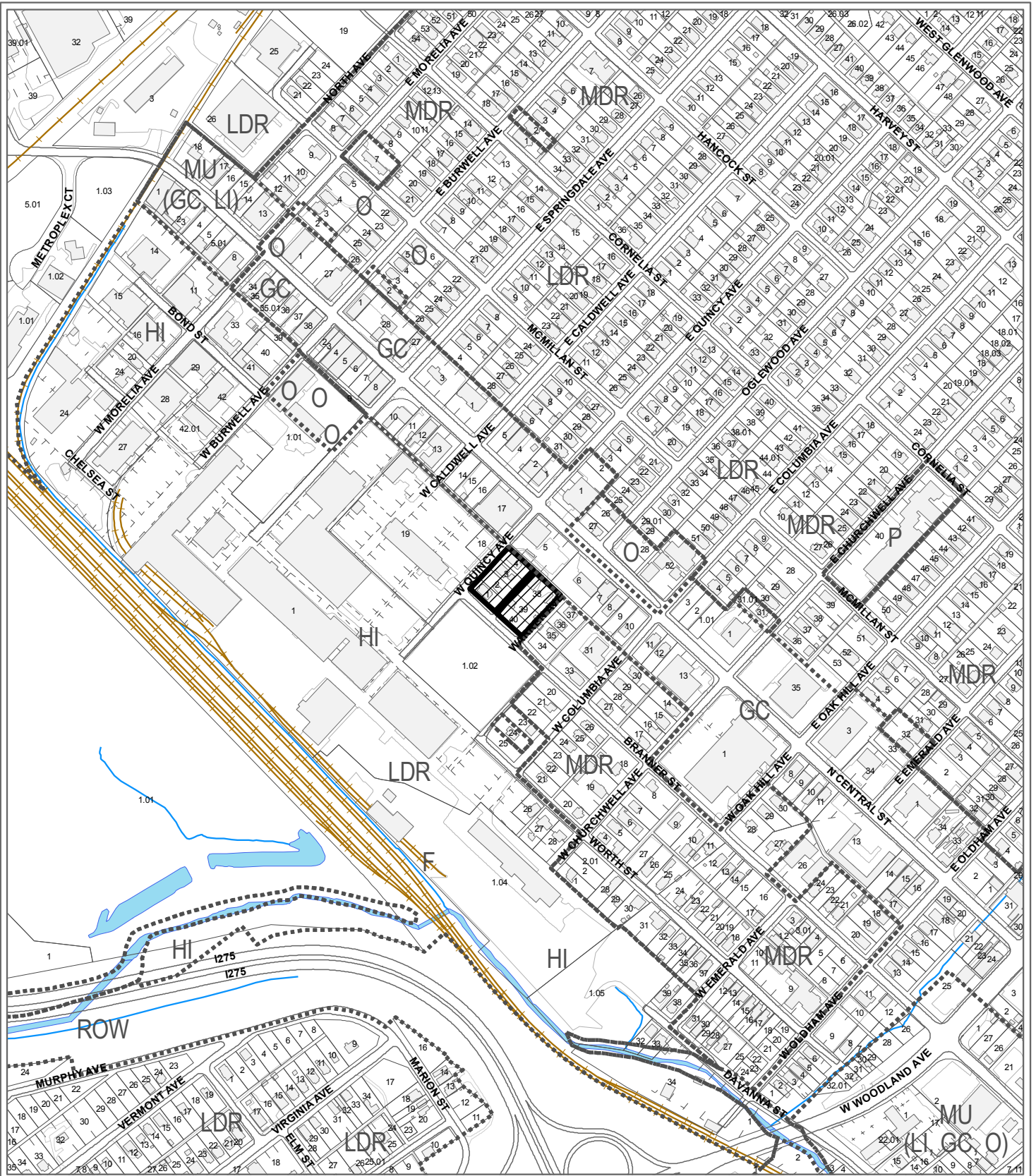
- 1. With the recommended amendment to MDR, the recommended R-1/IH-1 zoning is consistent with the Knoxville One Year Plan.
- 2. The Central City Sector Plan proposes medium density residential uses for the site, consistent with the requested R-1 zoning.

3. The site is located within the City Limits 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 11/16/2010 and 11/30/2010. 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-B-10-PA / 10-E-10-RZ  
KNOXVILLE ONE YEAR PLAN AMENDMENT**

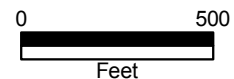
From: HI (Heavy Industrial)  
To: MDR (Medium Density Residential)



Petitioner: MPC

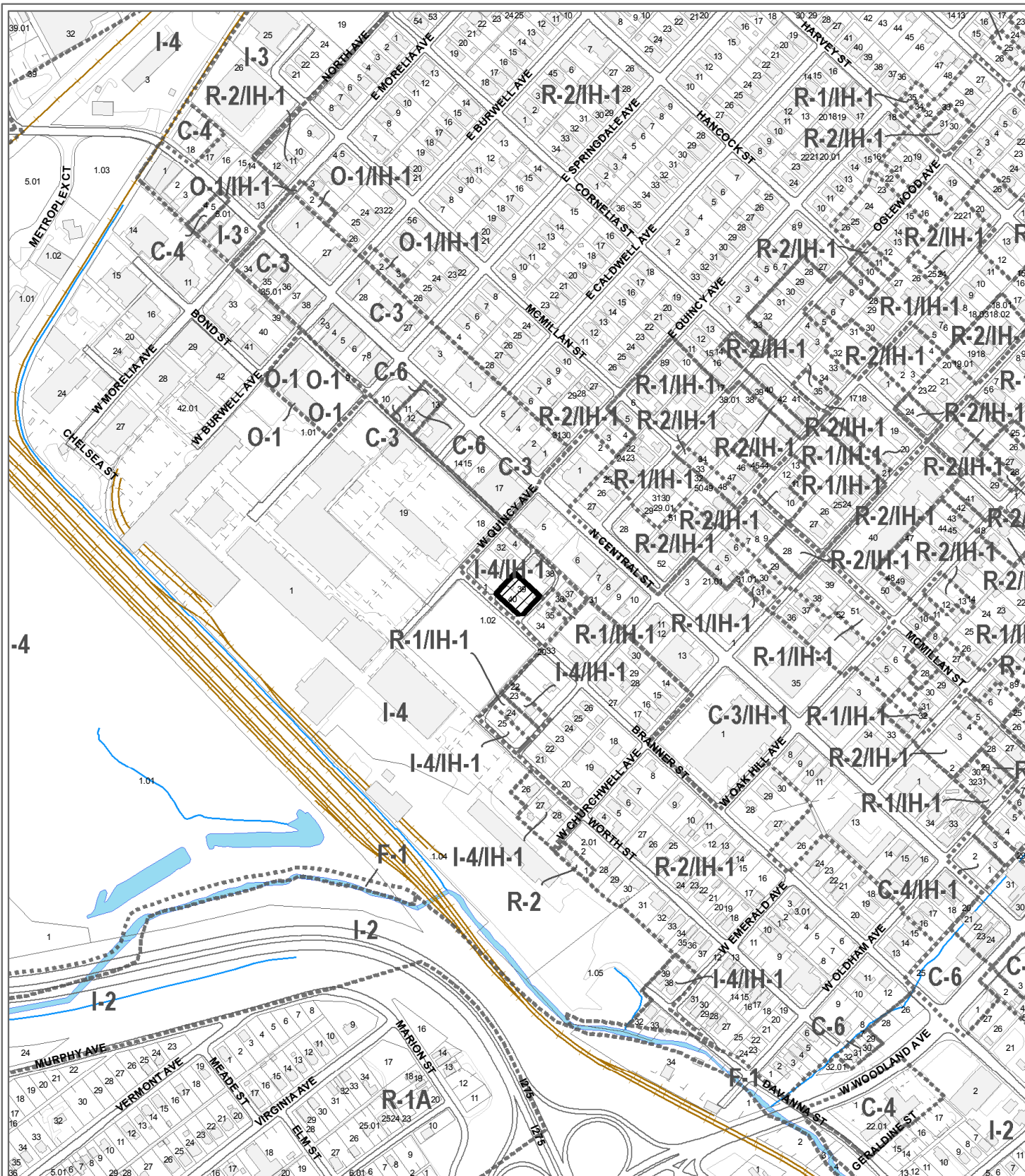
Map No: 81

Jurisdiction: City



Original Print Date: 9/21/2010 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

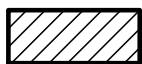




**10-E-10-RZ  
REZONING**

From: I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

To: R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay)



Original Print Date: 9/21/2010  
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Revised:

Petitioner: City of Knoxville Community Development

Map No: 81

Jurisdiction: City

