



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

FILE #: 1-A-11-RZ **AGENDA ITEM #** 28
 1-A-11-PA **AGENDA DATE:** 4/14/2011

POSTPONEMENT(S): 1/13/11

APPLICANT: TROY KYLE
OWNER(S): Troy Kyle

TAX ID NUMBER: 81 P D 034
 JURISDICTION: Council District 5

LOCATION: Northwest side Texas Ave., southwest of Stonewall St.
TRACT INFORMATION: 4800 square feet.

SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Texas Ave., a major collector street with 22' of pavement width within 40' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Third Creek

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
PROPOSED PLAN DESIGNATION/ZONING: MU (Mixed Use) (LDR-Low Density Residential, MDR-Medium Density Residential, NC-Neighborhood Commercial) / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)
EXISTING LAND USE: Vacant
PROPOSED USE: Barber shop with office above
 EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of plan designation and zoning from the southwest
 HISTORY OF ZONING REQUESTS: None noted
 SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Dwelling / LDR / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
 South: Texas Ave. - Vacant lots / MU (LDR, MDR, NC) / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)
 East: Vacant lot / LDR / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
 West: Vacant lot / MU (LDR, MDR, NC) / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)
 NEIGHBORHOOD CONTEXT: This area is developed with primarily residential uses under R-1A/IH-1 zoning. There are also a few commercial and office uses in the area, as well as a school.

STAFF RECOMMENDATION:

- ▶ **RECOMMEND that City Council APPROVE MU (Mixed Uses) (LDR-Low Density Residential, MDR-Medium Density Residential, NC-Neighborhood Commercial) One Year Plan designation.**

Mixed uses, including neighborhood commercial, are appropriate at this location which is designated for mixed uses on the sector plan, and has access to a major collector street.

- ▶ **RECOMMEND that City Council APPROVE C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay) zoning.**

The recommended C-1 zoning is compatible with surrounding development and zoning and is a logical extension of zoning from the southwest and southeast. The proposal is consistent with the sector plan designation for the property.

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 mixed uses on properties to the southwest and to the southeast, across Texas Ave. The recommended amendment is a logical extension of that existing plan designation.
- C. **CHANGES IN GOVERNMENT POLICY** - The property is accessed from Texas Ave, a major collector street, so no additional traffic will be generated through local residential streets, making this location viable for neighborhood commercial uses. There are commercial and office uses to the southwest and a school to the southeast of the site, so neighborhood commercial uses at this location are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- D. **CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS** - The mixed use designation is already in place to the southwest and southeast of the site, making this request a logical extension of that designation.

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

- 1. C-1 is a logical extension of the already established zoning to the southwest and southeast of the site.
- 2. The surrounding area is developed with residential, office, neighborhood commercial and institutional uses. C-1 zoning is compatible with surrounding development and zoning.
- 3. C-1 zoning is appropriate at this location along a major collector street.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. The requested C-1 zoning is established to provide areas in which the principal use of land is devoted to the neighborhood store. It is a restricted commercial district, limited to a narrow range of retail, service and convenience goods only and to the first floor of a structure. This district is designed for areas where large commercial operations are undesirable, but where proprietary stores are useful and desirable for the neighborhood.
- 2. Based on the above description, C-1 is an appropriate zone for this site.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. C-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
- 3. The impact on the street system will depend on the type of commercial development proposed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

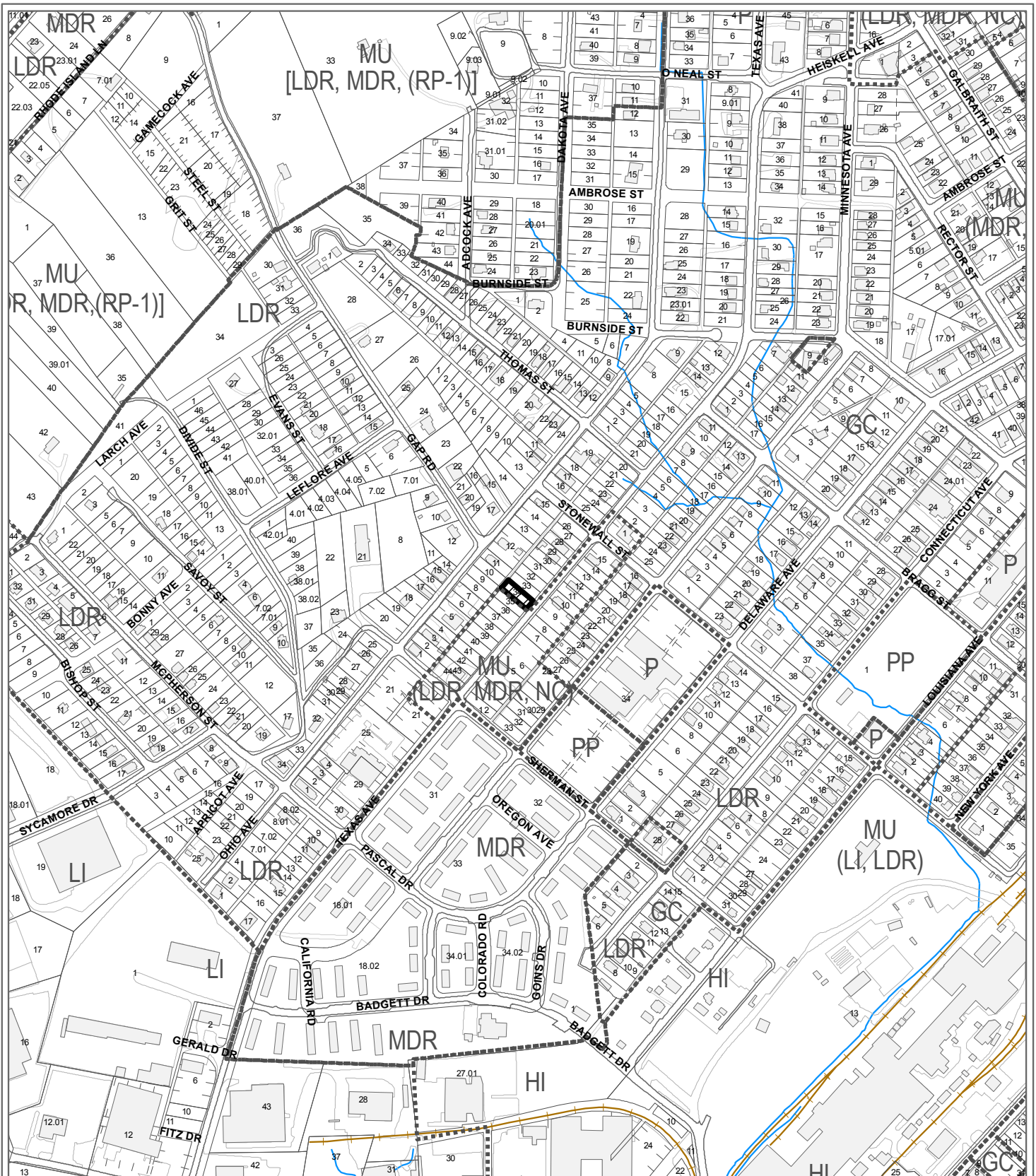
- 1. With the recommended amendment to MU (Mixed Uses) (LDR-Low Density Residential, MDR-Medium Density Residential, NC-Neighborhood Commercial), the recommended C-1/IH-1 zoning is consistent with the City of Knoxville One Year Plan.
- 2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. The Central City Sector Plan proposes mixed uses for the property, consistent with the requests.
- 4. In 2005, the Lonsdale Neighborhood Plan was adopted as part of the Lonsdale Redevelopment and

Urban Renewal Plan. MPC amended the Central City Sector Plan in accordance with the land use recommendations contained within the Lonsdale Redevelopment and Urban Renewal Plan. The MU (Mixed Uses) designation was part of a vision to establish a central neighborhood commercial center within the neighborhood. The driving factor for this center was an Empowerment Zone project. KCDC advertised a Request for Proposal (RFP) to implement the project but no developers responded to the proposal. As a result, the KCDC re-advertised a different RFP for an alternative site along Heiskell Avenue near the I-275 intersection, which was successful and two new commercial buildings are now operational. As a result of the unsuccessful effort of trying to establish an anchor for the mixed use commercial along Texas Avenue, the Lonsdale Neighborhood Plan, Lonsdale Redevelopment and Urban Renewal Plan, and the Central City's land use designation for this area needs to be revisited in a future plan update.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/17/2011 and 5/31/2011. 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.



**1-A-11-PA / 1-A-11-RZ
PLAN AMENDMENT**

From: LDR (Low Density Residential)

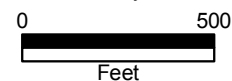
To: MU (Mixed Use) (LDR-Low Density Residential, MDR-Medium Density Residential, NC-Neighborhood Commercial)

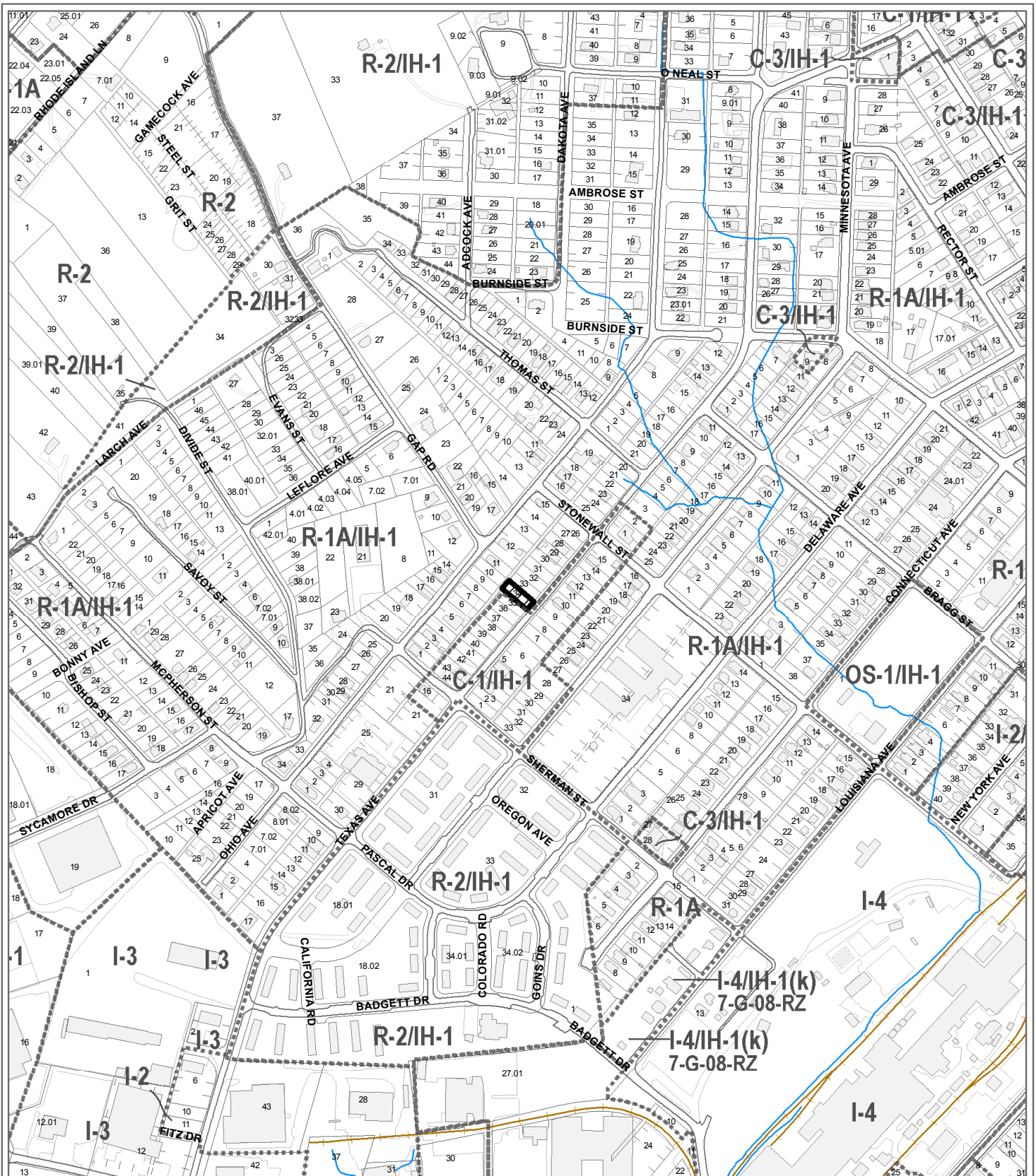


Petitioner: Kyle, Troy

Map No: 81

Jurisdiction: City





**1-A-11-RZ
REZONING**

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

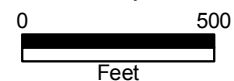
To: C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)



Petitioner: Kyle, Troy

Map No: 81

Jurisdiction: City



Original Print Date: 12/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

1-4/IH-1(k)
7-G-08-RZ
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