



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

▶ **FILE #:** 1-C-12-SP **AGENDA ITEM #** 20
 POSTPONEMENT(S): 1/12/12 **AGENDA DATE:** 2/9/2012
 ▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION
 OWNER(S): Various owners

TAX ID NUMBER: 81 P K 1.01,1.02, 2-9 081PJ031-040
 JURISDICTION: Council District 5
 ▶ **LOCATION:** Northwest and southeast sides New York Ave., northeast side
 Stonewall St., southwest side Bragg St.
 ▶ **APPX. SIZE OF TRACT:** 6 acres
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access to these properties is from New York Ave., a local street with 33' of
 pavement width within 60' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** HI (Heavy Industrial) & PPOS (Parks and Public Open Space) / I-2
 (Restricted Manufacturing and Warehousing) / IH-1 (Infill Housing Overlay)
 ▶ **PROPOSED PLAN DESIGNATION:** LDR (Low Density Residential)
 ▶ **EXISTING LAND USE:** Residential
 ▶ **PROPOSED USE:** Residential
 EXTENSION OF PLAN DESIGNATION: Yes, extension of LDR from the northeast and northwest
 HISTORY OF REQUESTS: None noted
 SURROUNDING LAND USE AND PLAN DESIGNATION: North: Residences / LDR
 South: Railroad lines and Gerdau Facility / HI
 East: Residences / LDR
 West: Gerdau Facility / HI
 NEIGHBORHOOD CONTEXT This section of the Lonsdale neighborhood is located at the edge of the
 heavy industrial Gerdau facility.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION # 1-C-12-SP, amending the Central City Sector Plan to LDR (Low Density Residential) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)**
 A low density residential sector plan designation is appropriate for these properties, which are developed

with houses. LDR is an extension of the plan designation from the northwest and northeast.

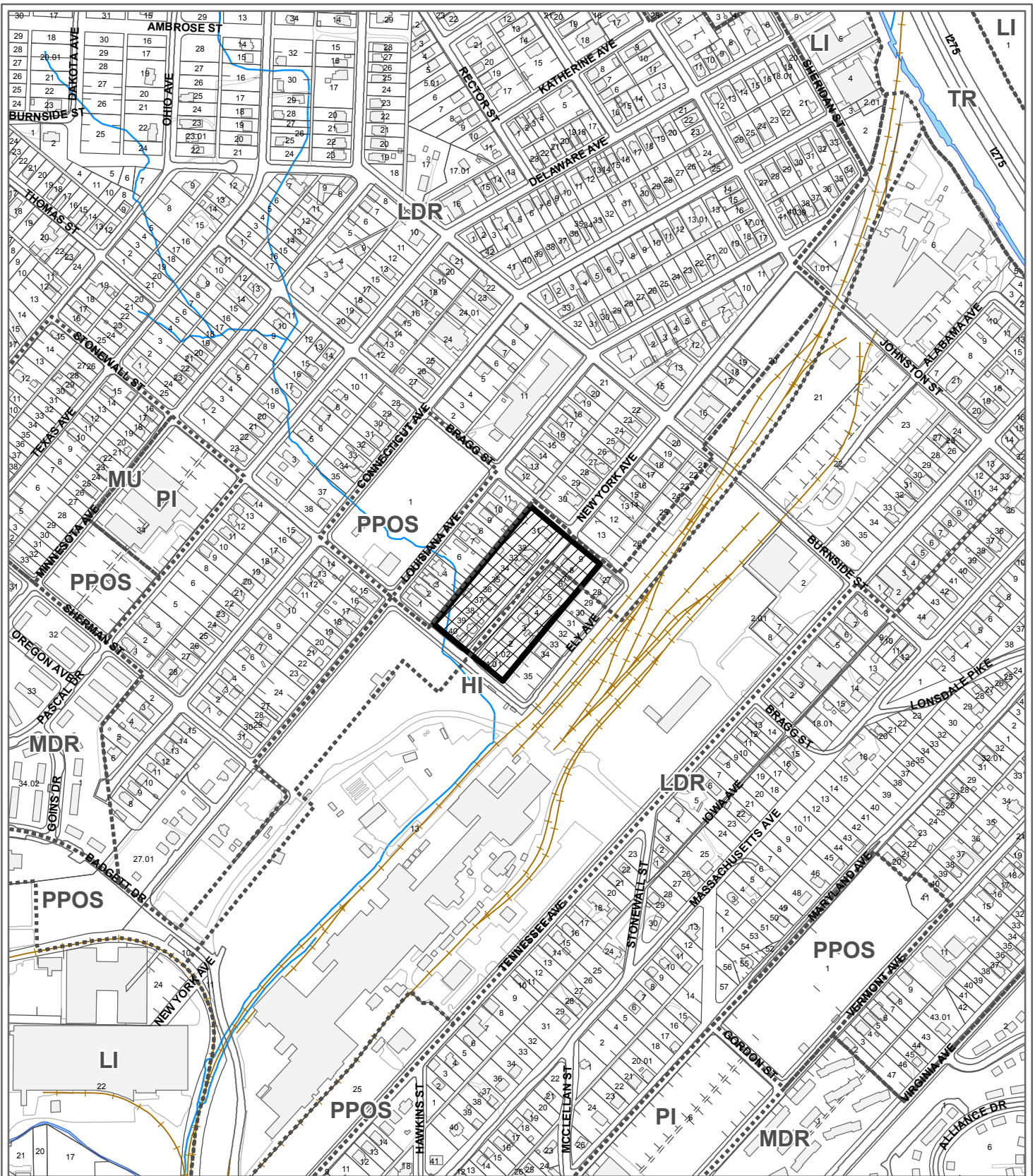
COMMENTS:

This amendment to the Central City Sector Plan was initiated by MPC to accompany a general rezoning for portions of this residential neighborhood from I-2/IH-1 to R-1A/IH-1. The current plan proposes HI (Heavy Industrial) and PPOS (Public Park Open Space) for this area, which is not consistent with the established and ongoing residential use of the properties. MPC also initiated the accompanying and related applications for general rezoning in the area (1-G-12-RZ) and a One Year Plan amendment to low density residential (1-B-12-PA). These applications were initiated to address a long standing discrepancy between the residential use of the properties and their I-2 zoning.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/6/2012 and 3/20/2012. 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-C-12-SP
CENTRAL CITY SECTOR PLAN AMENDMENT**

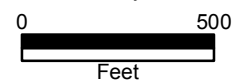
From: HI (Heavy Industrial) & PPOS (Parks and Public Open Space)
 To: LDR (Low Density Residential)



Petitioner: Metropolitan Planning Commission

Map No: 81

Jurisdiction: City



Original Print Date: 12/19/2011 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**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, Metropolitan Planning Commission, has submitted an application to amend the Sector Plan from Light Industrial and Stream Protection to Commercial and Stream Protection, 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 February 9, 2012, 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 #1-C-12-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



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

▶ **FILE #:** 1-G-12-RZ **AGENDA ITEM #** 20
 1-B-12-PA **AGENDA DATE:** 2/9/2012

POSTPONEMENT(S): 1/12/12

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION
 OWNER(S): Various owners

TAX ID NUMBER: 81 P K 1.01,1.02, 2-9, 12-20 081PJ031-040

JURISDICTION: Council District 5

▶ **LOCATION:** Northwest and southeast sides New York Ave., southwest side Burnside St., northeast side Stonewall St.

▶ **TRACT INFORMATION:** 6.2 acres.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access to these properties is from New York Ave., a local street with 33' of pavement width within 60' of right-of-way.

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

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) & MU (Mixed Uses) [(LI (Light Industrial), LDR (Low Density Residential)] / I-2 (Restricted Manufacturing and Warehousing) / 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:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LDR from the northwest and northeast

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Residences / LDR / R-1A (Low Density Residential)/IH-1 (Infill Housing Overlay)

South: Railroad lines and Gerdau facility / HI / I-4 (Heavy Industrial)

East: Residences and Lonsdale Daycare Center / LDR & P / I-4 (Heavy Industrial)/IH-1 (Infill Housing Overlay)

West: Gerdau facility / HI / I-4 (Heavy Industrial)

NEIGHBORHOOD CONTEXT: This section of the Lonsdale neighborhood is located at the edge of the heavy industrial Gerdau facility.

STAFF RECOMMENDATION:

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

Low density residential uses are appropriate for this area, which adjoins LDR plan areas to the northwest and northeast, and would be compatible with nearby low density residential uses and zoning.

► **RECOMMEND that City Council APPROVE R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) zoning, except for parcels 081PK004 and 081OB006,007,010&011 to remain I-2/IH-1. (See attached MPC recommendation map.)**

R-1A/IH-1 zoning for the recommended parcels will bring the zoning into conformance with the current residential use of the properties. The recommended parcels to be excluded have businesses currently located on them, so would not be appropriate for zoning change. R-1A/IH-1 zoning is a logical extension of zoning from the Lonsdale neighborhood to the northwest and is compatible with the surrounding development and zoning pattern.

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.

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

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern, with the exception of parcels 19 and 20, which should retain their current I-2/IH-1 zoning, because they are currently locations of existing businesses.
2. R-1A/IH-1 zoning is in place on most of the adjacent Lonsdale neighborhood. This proposal is a logical extension of that zoning pattern.
3. Substantial portions of the subject property are already designated for low density residential uses on the sector plan and One Year Plan. The areas of the plans within the area to be rezoned that do not currently reflect LDR are recommended to be changed as such.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1A zone, as described in the zoning ordinance, is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. Based on the above general intent, this area is appropriate for R-1A zoning.
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 THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal would no impact on streets or schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.
4. The rezoning of the recommended parcels to R-1A/IH-1 will allow future improvements, expansion or rebuilding of the existing residential structures located in the area, while retaining the IH-1 overlay regulations that would be applicable for any changes visible from the street. Residential building permits can

clearly be issued within the R-1A/IH-1 zone, as opposed to the current I-2/IH-1 zoning. Also, difficulties with financing for residential development should be lessened as a result of this zoning change.

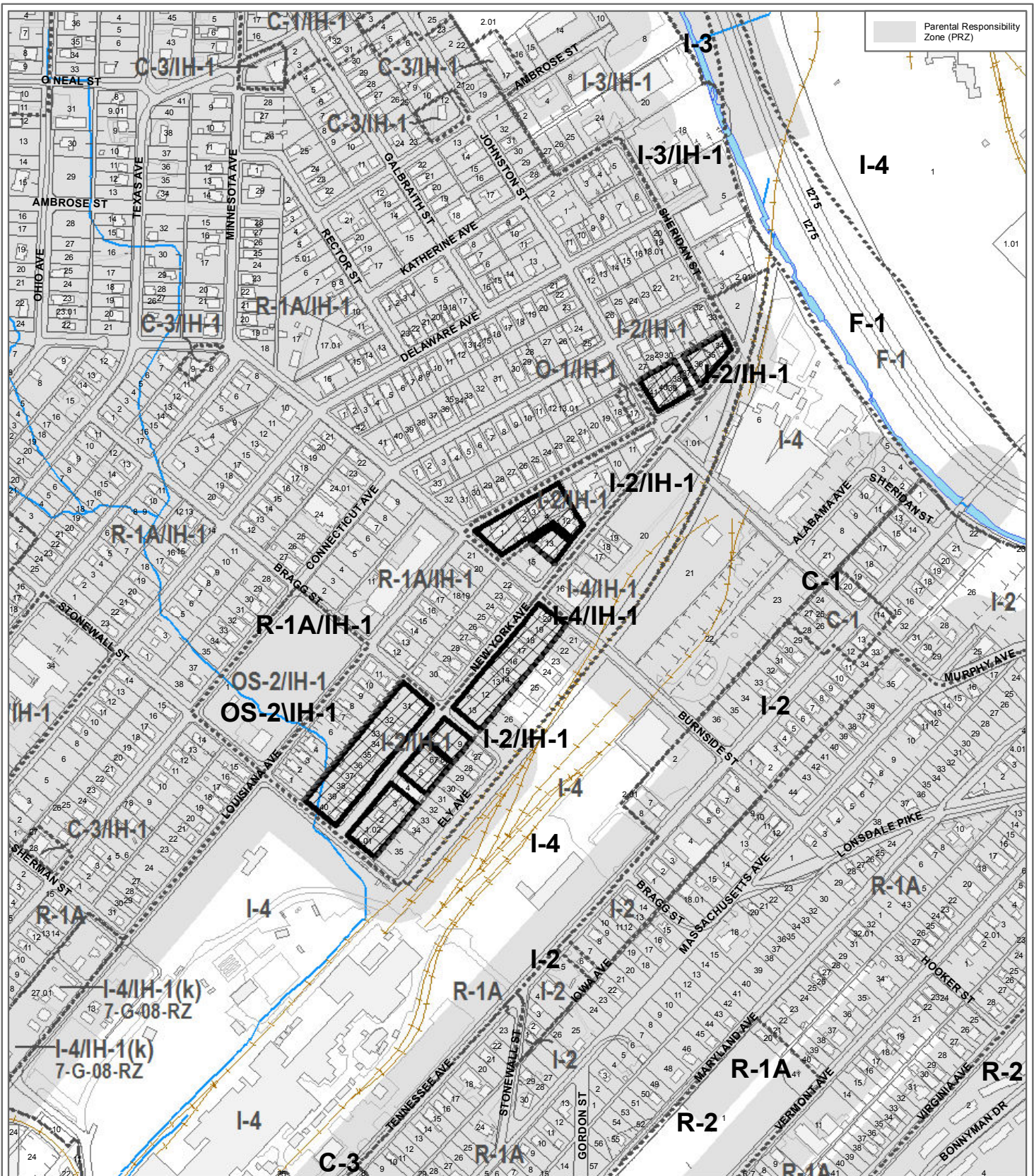
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes LDR (Low Density Residential) uses for a portion of the subject parcels to be rezoned. Staff is recommending the plan be changed from LI to LDR for the rest of the properties within the rezoning area.
2. The Central City Sector Plan proposes LDR (Low Density Residential) uses for a portion of the subject parcels to be rezoned. Staff is recommending the plan be changed from HI and PPOS to LDR for the rest of the properties within the rezoning area.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

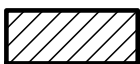
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/6/2012 and 3/20/2012. 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-G-12-RZ - MPC Staff Recommendation
REZONING**



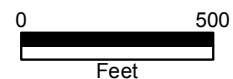
From: I-2 (Restricted Manufacturing and Warehousing) / IH-1 (Infill Housing Overlay)
To: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

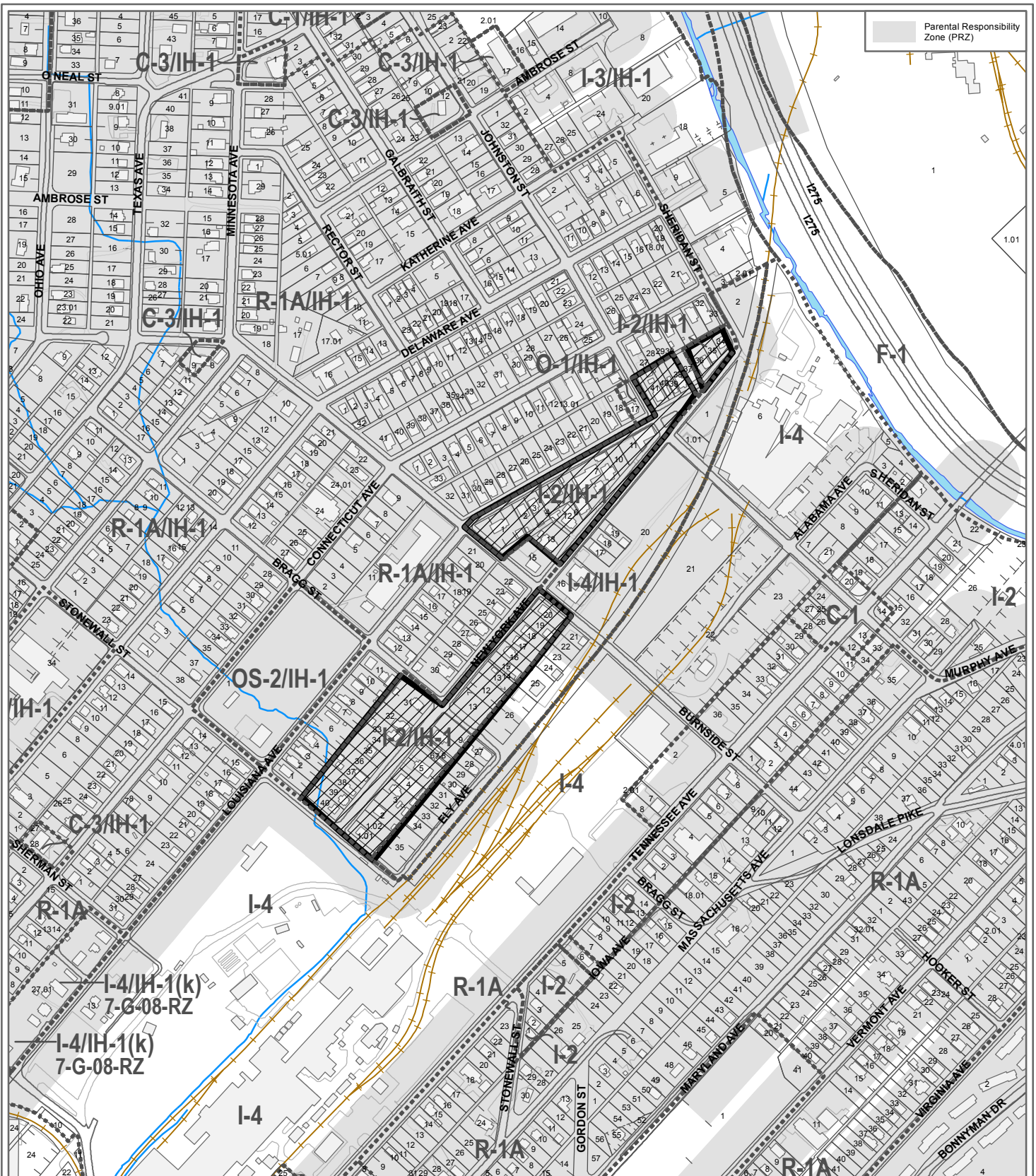
Petitioner: Metropolitan Planning Commission

Map No: 81

Jurisdiction: City

Original Print Date: 1/4/2012
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**1-G-12-RZ
REZONING**

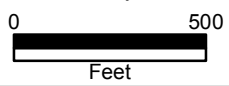
From: I-2 (Restricted Manufacturing and Warehousing) / IH-1 (Infill Housing Overlay)
To: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)



Original Print Date: 12/19/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Metropolitan Planning Commission

Map No: 81
Jurisdiction: City



REQUEST TO ADOPT RESOLUTION FOR REZONING

File # 1-C-12-SP

File # 1-B-12-PA

File # 1-G-12-RZ

**Request to Adopt Resolution for
Rezoning**

**Prepared for
Metropolitan Planning Commission
Suite 403
City County Building
400 Main Avenue
Knoxville, Tennessee 37902**

**Supported by
Lonsdale United for Change
Heart of Lonsdale
Lonsdale Grassroots
Lonsdale Homes Resident Association**

**3613 Western Avenue
#164
Knoxville, Tennessee 37921
865.637.3984**

January 12, 2012

LONSDALE

UNITED FOR CHANGE

Reviving Knoxville's Most Forgotten Neighborhood
3613 WESTERN AVENUE #164 KNOXVILLE, TN 37921
865.637.3984

The mission of Lonsdale United for Change is to reach out to each other utilizing various resources to achieve a positive change for our community. We have joined together to promote, preserve and enhance the quality of life and value in our neighborhood.

ZONING is the basic building block of neighborhoods, one of the major factors that determine how neighborhoods should look and function. The zoning of early Lonsdale reflected land use and development standards that were in all likelihood well-intentioned for our early community; however, in today's current environment this unfortunately provides an opportunity for development that could have a negative impact on the stability and character of the residential neighborhood.

THE PROBLEM is the existing development pattern should match the zoning use categories. This means that the way your neighborhood looks should match the zoning categories assigned to it – areas with single-family homes should be zoned Residential (R1A), etc.; areas with businesses should be zoned Industrial (I) or Commercial (C).

LONSDALE has housing stock that has been here from the neighborhood's inception that is situated on land currently zoned I-2, C-1 or C-3. This inappropriate zoning only encourages the chances for a diverse or mixed use of the land by increasing the possibility that residential uses can be combined with incompatible uses, e.g., light industrial or commercial. This type of outcome is not the most attractive and limits residential development potential while increasing the risk of a blighted influence.

ZONING should ensure fairness, predictability and consistency. One of the goals of the neighborhood associations in Lonsdale is to assure a means for promoting, preserving and protecting the existing character of our neighborhood. We urge you to initiate and expedite the necessary changes to rezone inappropriate land uses to its intended purpose or to institute the R1-HK base zone to provide sufficient protection to the residential component of our neighborhood.

I caution you as MPC Commissioners not to be taken in by promises of big business without also considering the costs of failing to protect one of Knoxville's most fragile existing economic assets ---- the residential neighborhood.

Sincerely,

LONSDALE UNITED FOR CHANGE

HEART OF LONSDALE

LONSDALE HOMES RESIDENT ASSOCIATION

LONSDALE GRASSROOTS