

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

▶ **FILE #:** 3-G-12-RZ

AGENDA ITEM # 28

AGENDA DATE: 3/8/2012

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): Various owners and KCDC

TAX ID NUMBER: 81 P N 001-003,005-015 081PE001&002,081PD035-044, 081PQ016, 081PN028-033

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest and southeast sides Texas Ave., southwest of Bragg St., northeast side McPherson St.

▶ **APPX. SIZE OF TRACT:** 6 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Texas Ave., a major collector street with 21' of pavement width within 40' of right-of-way, or Minnesota Ave., a local street with 25' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **ZONING REQUESTED:** R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Residential and business

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes extension of R-1A/IH-1 from all sides.

HISTORY OF ZONING: IH-1 overlay was added in 2006 (11-O-06-RZ).

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

South: Residences and school / R-1A (Low Density Residential)/IH-1 and OS-2 (Park and Open Space)/IH-1

East: Residences and vacant lots / R-1A (Low Density Residential)/IH-1

West: Church and multi-dwelling residences / R-1A (Low Density Residential)IH-1 and R-2 (General Residential)/IH-1

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential uses under R-1A and R-2 zoning. There is also a church and a school/park in the immediate area.

STAFF RECOMMENDATION:

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

R-1A/IH-1 zoning is a logical extension of zoning from all sides. R-1A/IH-1 zoning is consistent with the residential zoning in most of the Lonsdale neighborhood and is consistent with the One Year Plan and sector plan designations for the parcels.

COMMENTS:

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.
2. R-1A/IH-1 zoning is in place on most of the surrounding Lonsdale neighborhood. This proposal is an extension of that zoning pattern.
3. The proposal is a logical extension of existing zoning from adjacent properties on all sides.
4. Rezoning to R-1A will allow the sites to be developed with residential uses, as proposed by the Knoxville Community Development Corporation, who owns several of the subject properties.

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 have 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 new residential development, 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 C-1/IH-1 zoning. Also, difficulties with financing for residential development should be lessened as a result of this zoning change.

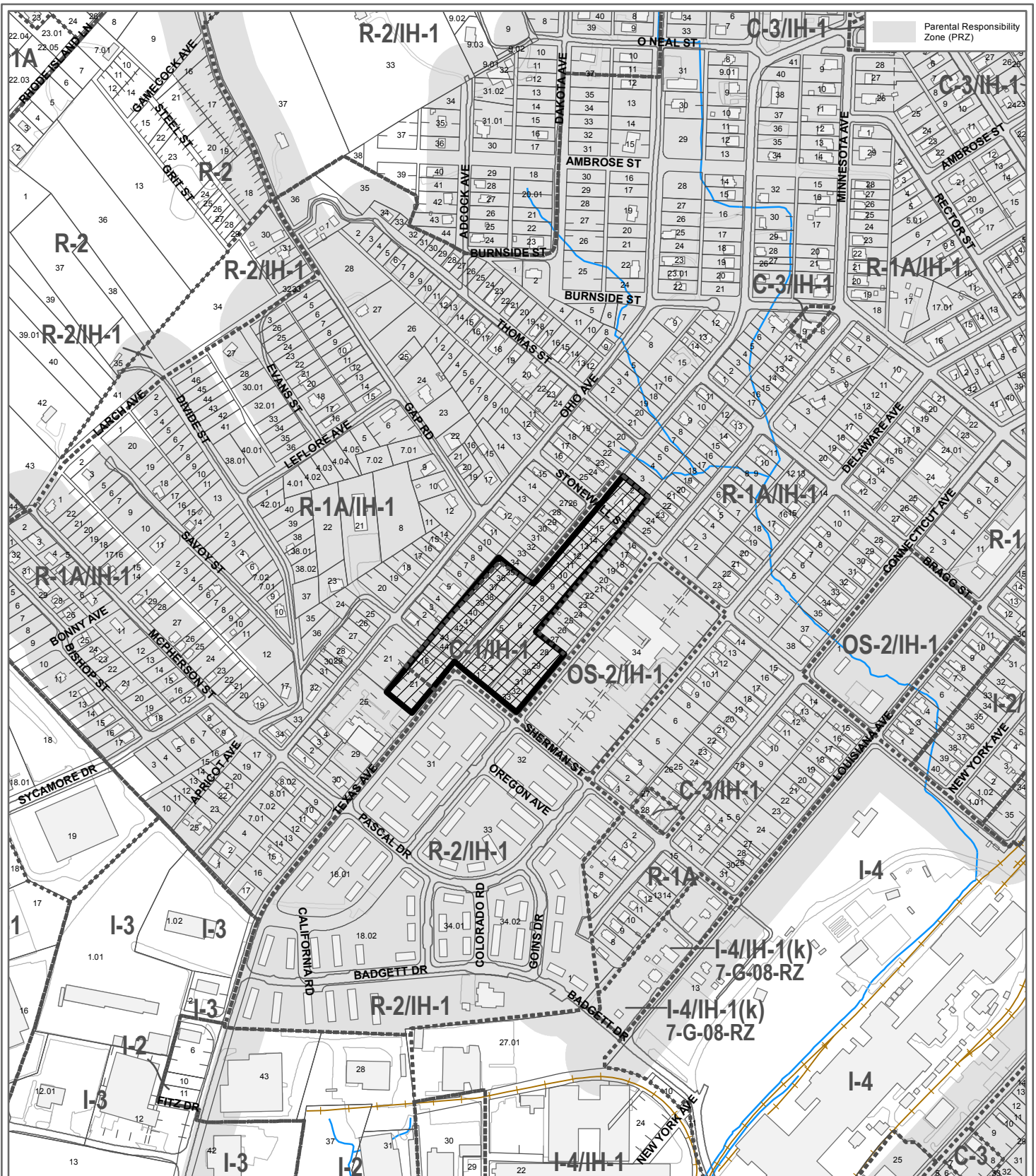
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes either LDR (Low Density Residential) or Mixed Uses, including LDR, for all of the subject parcels, consistent with proposal.
2. The Central City Sector Plan proposes Mixed Uses or LDR (Low Density Residential) uses for the subject parcels, consistent with the proposal.
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 4/3/2012 and 4/17/2012. 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.



**3-G-12-RZ
REZONING**

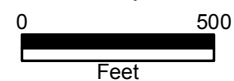
From: C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)
 To: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)



Petitioner: Metropolitan Planning Commission

Map No: 81

Jurisdiction: City



Original Print Date: 2/17/2012

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902