

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

▶ **FILE #:** 12-F-13-RZ
 12-B-13-SP

AGENDA ITEM #: 29
AGENDA DATE: 12/12/2013

▶ **APPLICANT:** **BOYS AND GIRLS CLUB OF TENNESSEE**
 OWNER(S): BOYS AND GIRLS CLUBS OF GREATER KNOXVILLE INC

TAX ID NUMBER: 94 K F 015
 JURISDICTION: Council District 6
 STREET ADDRESS: 220 Carrick St

▶ **LOCATION:** **Southeast side Deaderick Ave., northwest side Arthur St., northeast of Hannah Ave.**

▶ **TRACT INFORMATION:** **2.63 acres.**

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

ACCESSIBILITY: Access is via Arthur St., a local street with 26' of pavement width within 35' of right-of-way, Deaderick Ave., a local street with 26' of pavement width within 40' of right-of-way, or Carrick St., a local street with 26' of pavement width within 45' of right-of-way. There are also unnamed alleys along the north and south property lines, one of which is unimproved. Both have about 10' of right-of-way.

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

WATERSHED: Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) / C-6 (General Commercial Park) / H-1 (Historic Overlay) & O-2 (Civic and Institutional) / H-1 (Historic Overlay)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **O (Office) / O-1 (Office, Medical, and Related Services) / H-1 (Historic Overlay)**

▶ **EXISTING LAND USE:** **Boys and Girls Club**

▶ **PROPOSED USE:** **Housing for elderly**

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of office designation from the east

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Attached and detached housing / LDR / R-1A (Low Density Residential) / H-1 (Historic Overlay)
 South: Houses / LDR / R-1A (Low Density Residential) / H-1
 East: Arthur St. - Houses / O / O-1 (Office, Medical & Related Services) / H-1
 West: Deaderick Ave. - House and church / LDR / R-1A/H-1 and R-1A

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential and institutional uses under

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION # 12-B-13-SP, amending the Central City Sector Plan to O (Office) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)**

Office uses at this site, or the proposed senior housing, would be more consistent with the current use of property and is consistent with the One Year Plan designation for the site. The proposal is an extension of the office designation from the east.

- ▶ **RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) / H-1 (Historic Overlay) zoning.**

O-1 zoning for this parcel is compatible with surrounding land uses and zoning.

COMMENTS:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made to any of the roads surrounding this site. However, the adjacent streets are all paved at a minimum width of 26 feet and are adequate to accommodate future redevelopment on this property. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The property is currently designated for low density residential uses, which is not consistent with its current use or zoning. The site is adjacent to other properties to the east designated for office uses.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Office uses are proposed to the east of the site. This proposal is an appropriate extension of that designation.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Offices or residential uses, as permitted by the requested O-1 zoning, would be less intense than what could be permitted under the current C-6 zoning. The sector plan does not recognize the current C-6 zoning of the property, and is not consistent with the current use of the property. Office uses would be more compatible with surrounding development and zoning.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1/H-1 zoning is a logical extension of zoning from the east, across Arthur St.
3. O-1 zoning is appropriate to allow flexibility in the redevelopment of this former institutional use and building. The Moses Center, the Boys and Girls Club of TN, and Knoxville Police Academy are all either currently or formerly located in this building and on this site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The O-1 zone, as described in the zoning ordinance, is intended to provide areas for professional and business offices and related activities that require separate buildings surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
2. Based on the above general intent, this site is appropriate for O-1 zoning.
3. The H-1 zoning overlay will remain in place. New construction will be subject to review by the Knoxville

Historic Zoning Commission. The building is a contributing structure within the Mechanicsville Historic District.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. The proposal will have a minimal impact on streets and minimal impact on schools.
3. Public water and sewer utilities are in place to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes general commercial (GC) uses for the site. O-1 zoning is acceptable within the GC designation, as office uses are less intense than commercial uses.
2. With the recommended amendment to the Central City Sector Plan to O (Office), O-1 zoning would be consistent with that plan.
3. This proposal does not present any apparent conflicts with any other adopted plans.

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. The law now 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 required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/7/2014 and 1/21/2014. 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.



**12-B-13-SP / 12-F-13-RZ
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)

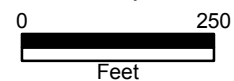


To: O (Office)

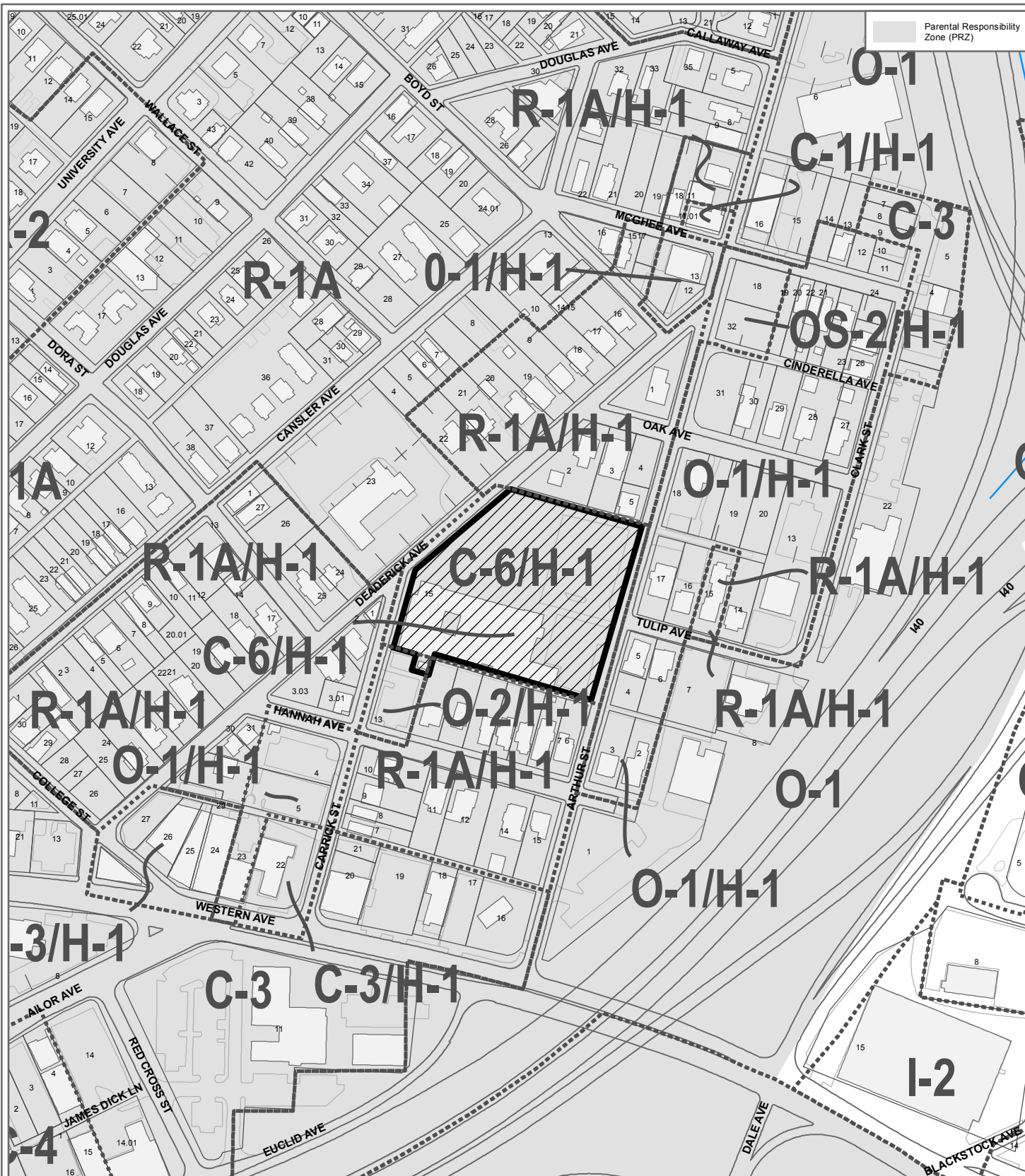
Petitioner: Boys and Girls Club of Tennessee

Map No: 94

Jurisdiction: City



Original Print Date: 11/22/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**12-F-13-RZ
REZONING**

From: C-6 (General Commercial Park) / H-1 (Historic Overlay) & O-2 (Civic and Institutional) / H-1 (Historic Overlay)
 To: O-1 (Office, Medical, and Related Services) / H-1 (Historic Overlay)



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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, Boys and Girls Club of TN has submitted an application to amend the Sector Plan from Low Density Residential to Office, 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 December 12, 2013, 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 #12-B-13-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