



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

▶ **FILE #:** 5-J-14-RZ  
5-E-14-SP

**AGENDA ITEM #:** 29  
**AGENDA DATE:** 5/8/2014

▶ **APPLICANT:** CITY OF KNOXVILLE COMMUNITY DEVELOPMENT  
OWNER(S): City of Knoxville Community Development

TAX ID NUMBER: 81 O B 016  
JURISDICTION: Council District 5  
STREET ADDRESS: 1212 New York Ave

▶ **LOCATION:** Southeast side New York Ave., northeast side Burnside St.

▶ **TRACT INFORMATION:** 20250 square feet.

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

ACCESSIBILITY: Access is via New York Ave., a local street with 35' of pavement width within 50' of right-of-way, or Burnside St., a local street with 28' of pavement width within 50' 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:** O (Office) / O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Fire station and former daycare/library

▶ **PROPOSED USE:** Medical offices

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

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

South: Vacant land and railroad - PPOS - I-4 (Heavy Industrial) / IH-1

East: Vacant lot - LDR - R-1A (Low Density Residential) / IH-1

West: Burnside St., House - R-1A (Low Density Residential) / IH-1

NEIGHBORHOOD CONTEXT: This site is located with the Lonsdale neighborhood, which is primarily developed with low density residential uses under R-1A/IH-1 zoning. To the south is the Gerda Ameristeel facility, zoned I-4. There are several spots of commercial or office zoning within the neighborhood.

**STAFF RECOMMENDATION:**

- ▶ **ADOPT RESOLUTION # 5-E-14-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 are appropriate for this site, which is already developed with non-residential uses. Office uses will be compatible with the surrounding land uses and zoning,

- ▶ **RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) 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 recently to area roads. A house (former daycare facility) and a City of Knoxville Fire Station are located on the subject property. Public water and sewer utilities are available to serve the site. Office uses would be similar in intensity to the existing development. The roads are sufficient to handle the traffic generated by office use.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan currently designates the two sites to the southwest for low density uses, consistent with the existing zoning. However, a fire station and former child daycare facility are located on the site, which are not residential uses. An office designation is more appropriate for the subject property.

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

With the location of the fire station at this site, non-residential usage has long been established at this location.

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

Since the site is already developed with non-residential uses and it is appropriately located on a street corner at the edge of the neighborhood, it is an appropriate location for office uses.

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 zoning will allow the house to be used for medical offices, as proposed by the applicant. Medical, or other professional office uses will have minimal impact on the surrounding area.
3. A fire station is located on the site and is considered a non-residential use. Establishment of O-1 zoning on the site will more adequately reflect these non-residential uses.

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.

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 no impact on schools.
3. Public water and sewer utilities are in place to serve the site.

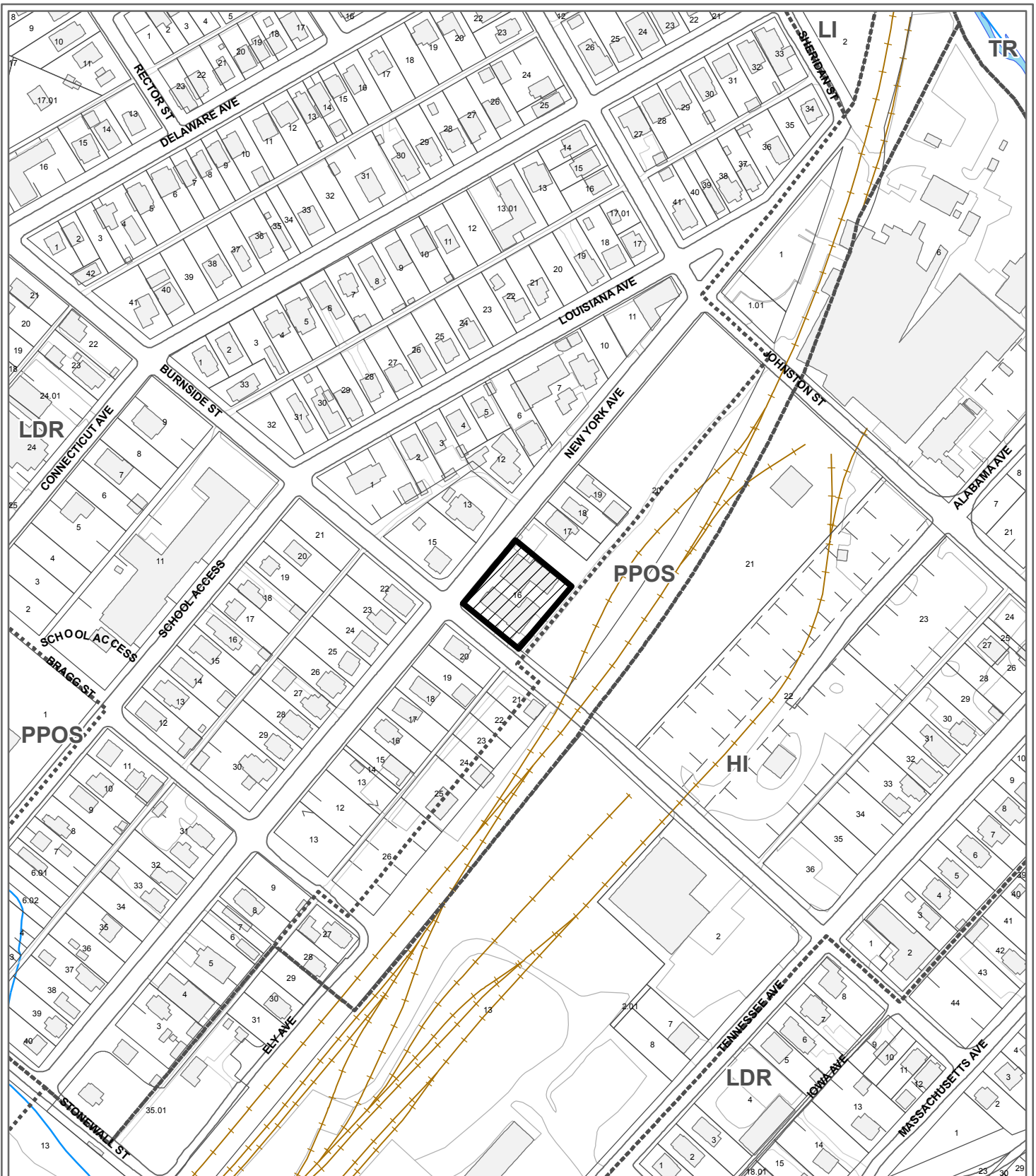
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes P (Public Institutional) uses on the site, which allows consideration of O-1 zoning on property owned by the City.
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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/10/2014 and 6/24/2014. 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.



**5-E-14-SP / 5-J-14-RZ  
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)

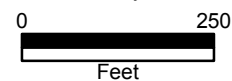


To: O (Office)

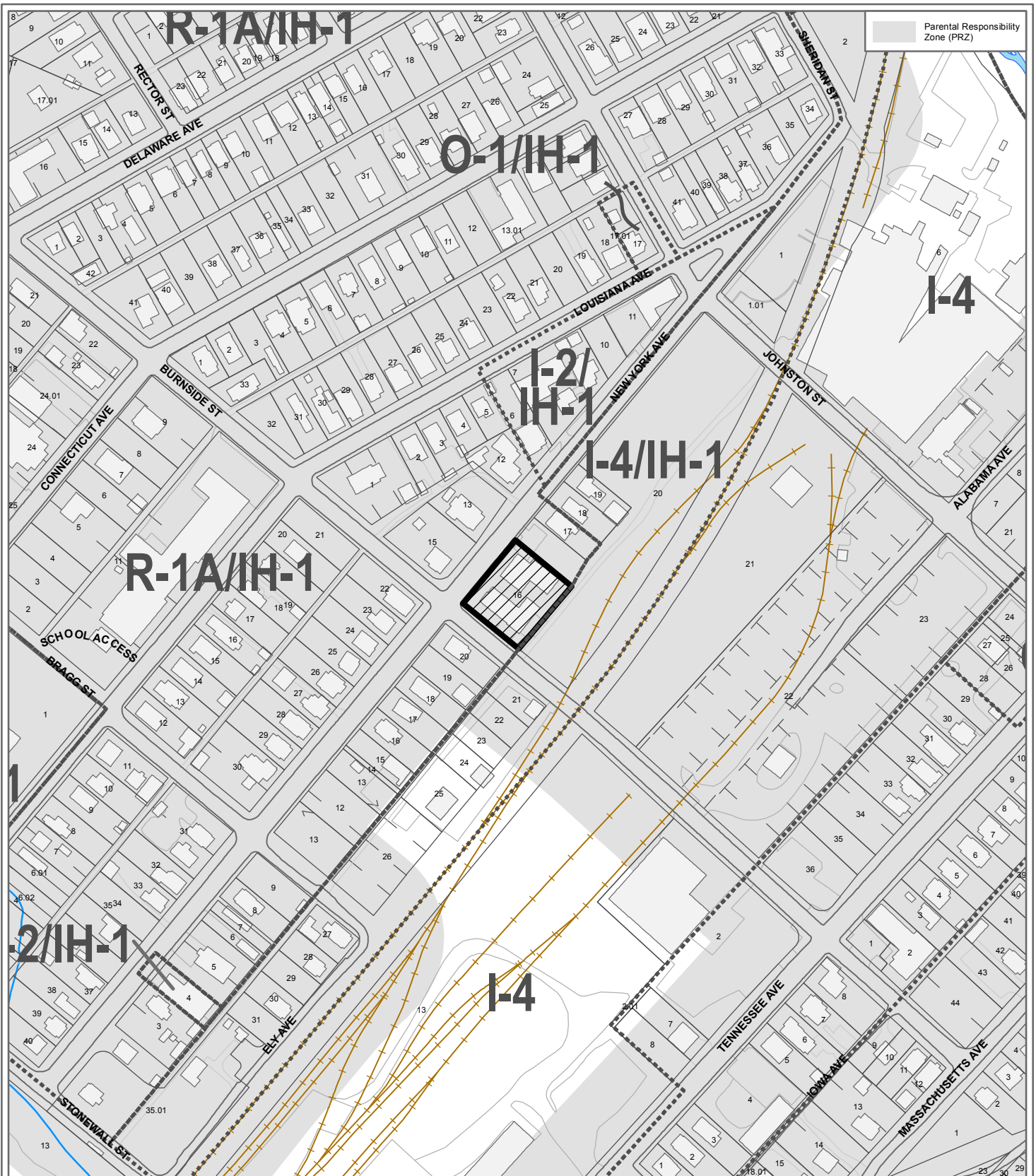
Petitioner: City of Knoxville Community Development

Map No: 81

Jurisdiction: City



Original Print Date: 4/11/2014  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**5-J-14-RZ  
REZONING**

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

To: O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay)



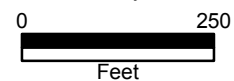
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**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR PLAN**

***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**, the City of Knoxville Community Department 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 May 8, 2014, 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 #5-E-14-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