



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

▶ **FILE #:** 5-N-14-RZ

AGENDA ITEM #: 33

AGENDA DATE: 5/8/2014

▶ **APPLICANT:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

OWNER(S): Jordana Nelson

TAX ID NUMBER: 95 B F 023(PT ZONED R-1) & 02301 082OK00101

JURISDICTION: City Council District 6

STREET ADDRESS:

▶ **LOCATION:** Southwest side McConnell St., northwest side Bethel Ave.

▶ **APPX. SIZE OF TRACT:** 3.8 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Bethel Ave., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential) and C-3 (General Commercial)

▶ **ZONING REQUESTED:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Elderly housing

EXTENSION OF ZONE: Yes, extension of R-2 from the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Attached residential / R-2 (General Residential)

South: Bethel Ave - The Residences at Eastport / RP-1 (Planned Residential) at up to 24 du/ac

East: Attached residential / R-2 (General Residential)

West: Vacant land / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is located adjacent to the Walter P. Taylor Homes development, zoned R-2.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-2 (General Residential) zoning.**

R-2 zoning is a logical extension of zoning from the east and is consistent with the proposal for medium density residential uses on the One Year Plan and sector plan maps.

COMMENTS:

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 request is an extension of R-2 zoning from the east and is compatible with the scale and intensity of surrounding development and zoning.

2. The subject property abuts an existing apartment development (Walter P. Taylor Homes) to the east, zonec R-2. The addition of this site will have a minimal impact on surrounding properties.
3. The proposed R-2 zoning is consistent with the Central City Sector Plan and One Year Plan proposals for the site. The site is designated for medium density residential uses on both plans and allows consideration of medium density residential uses and zones, such as R-2.

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

1. The requested R-2 zoning is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses, which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Some recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.
2. Based on the above description, R-2 is an appropriate zone for this site.

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. R-2 zoning for this site will allow the continued development of apartments in the area. The applicant proposes to develop elderly housing on this site, as part of KCDC's redevelopment of the Walter P. Taylor Homes area.
2. The impact of the proposed rezoning should be minimal, as the R-2 zoning and attached residential development are well established in the area.
3. Public water and sewer utilities are available to serve the site.

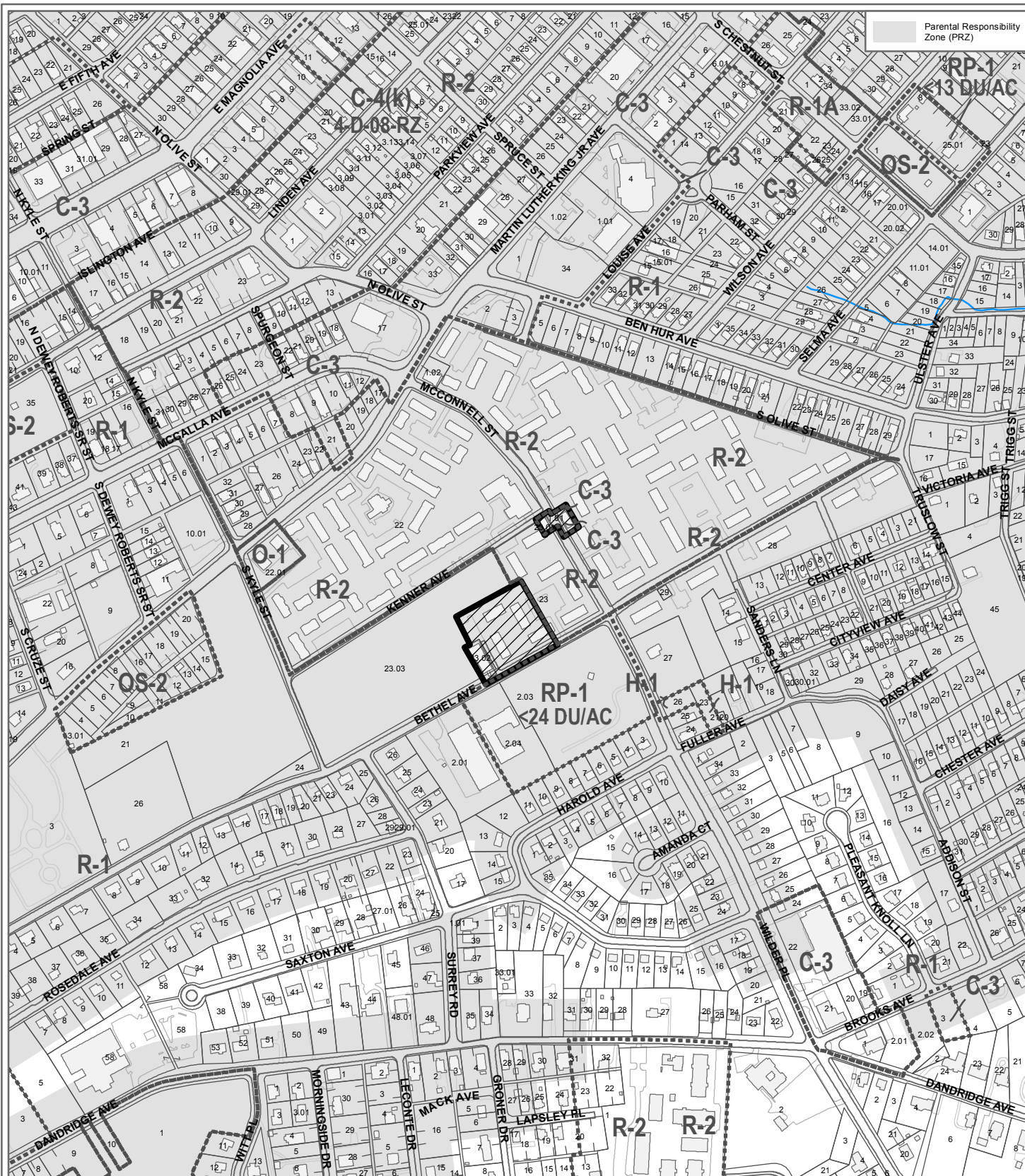
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan and City of Knoxville One Year Plan both designate this site for medium density residential uses, consistent with the requested R-2 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for R-2 zoning on surrounding properties, which will likely require plan amendments. All of the area designated for MDR uses appears to be already zoned either R-2 or RP-1 for attached residential development.
4. 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.



Parental Responsibility Zone (PRZ)

**5-N-14-RZ
REZONING**

From: R-1 (Low Density Residential) and C-3 (General Commercial)

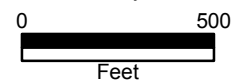
To: R-2 (General Residential)



Petitioner: Knoxville's Community
Development Corporation

Map No: 95

Jurisdiction: City



Original Print Date: 4/11/2014

Revised:

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