

▶ **FILE #:** 5-H-16-RZ

AGENDA ITEM #: 39

AGENDA DATE: 5/12/2016

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): City of Knoxville

TAX ID NUMBER: 95 H D 003, 00402 & 00404 0951B00102

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS:

▶ **LOCATION:** North side Howard Baker Jr. Ave., east of Hall of Fame Dr.

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Primary access is from Howard Baker Jr. Ave., a major collector street with four lanes and a center median within 100' of right-of-way. Secondary access is from Lula Powell Dr., a local street with 4 lanes and 44' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** O-1 (Office, Medical, and Related Services) and R-3 (High Density Residential)

▶ **ZONING REQUESTED:** O-2 (Civic and Institutional)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** KPD kennel and public dog park

EXTENSION OF ZONE: Yes, extension of O-2 zoning from the south and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Lula Powell Dr. - Green Elementary School / R-2 (General Residential)

South: Howard Baker Jr. Ave. - Knoxville Police Department facility - O-2 (Civic & Institutional)

East: Residential apartments / R-3 (High Density Residential)

West: Coliseum parking garage / O-2 (Civic & Institutional)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of civic/institutional uses and medium to high density residential uses under O-1, O-3 and R-3 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE O-2 (Civic and Institutional) zoning**

O-2 is a logical extension of zoning from the south and west, is consistent with adopted land use plans and is compatible with the surrounding land uses and zoning pattern.

COMMENTS:

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. O-2 zoning is consistent with both the sector plan and One Year Plan designations for the property.
2. O-2 uses will be compatible with the surrounding land uses and zoning pattern.
3. O-2 is a logical extension of zoning from the south and west.

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

1. The requested O-2 zoning is intended to be reserved primarily for federal, state, county and municipal government operations, the University of Tennessee, Knoxville College, and other cultural and civic uses. In addition, residential uses are permitted, and, as special exceptions, certain types of professional and business office uses compatible with the character of the district.
2. Based on the above description, and the proposed and surrounding uses, O-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. O-2 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The impact on the street system will depend on the type of development proposed. The applicant has indicated that the property is proposed to be developed with dog park and a dog kennel for the Knoxville Police Department.
3. Public water and sewer utilities are available to serve the site.

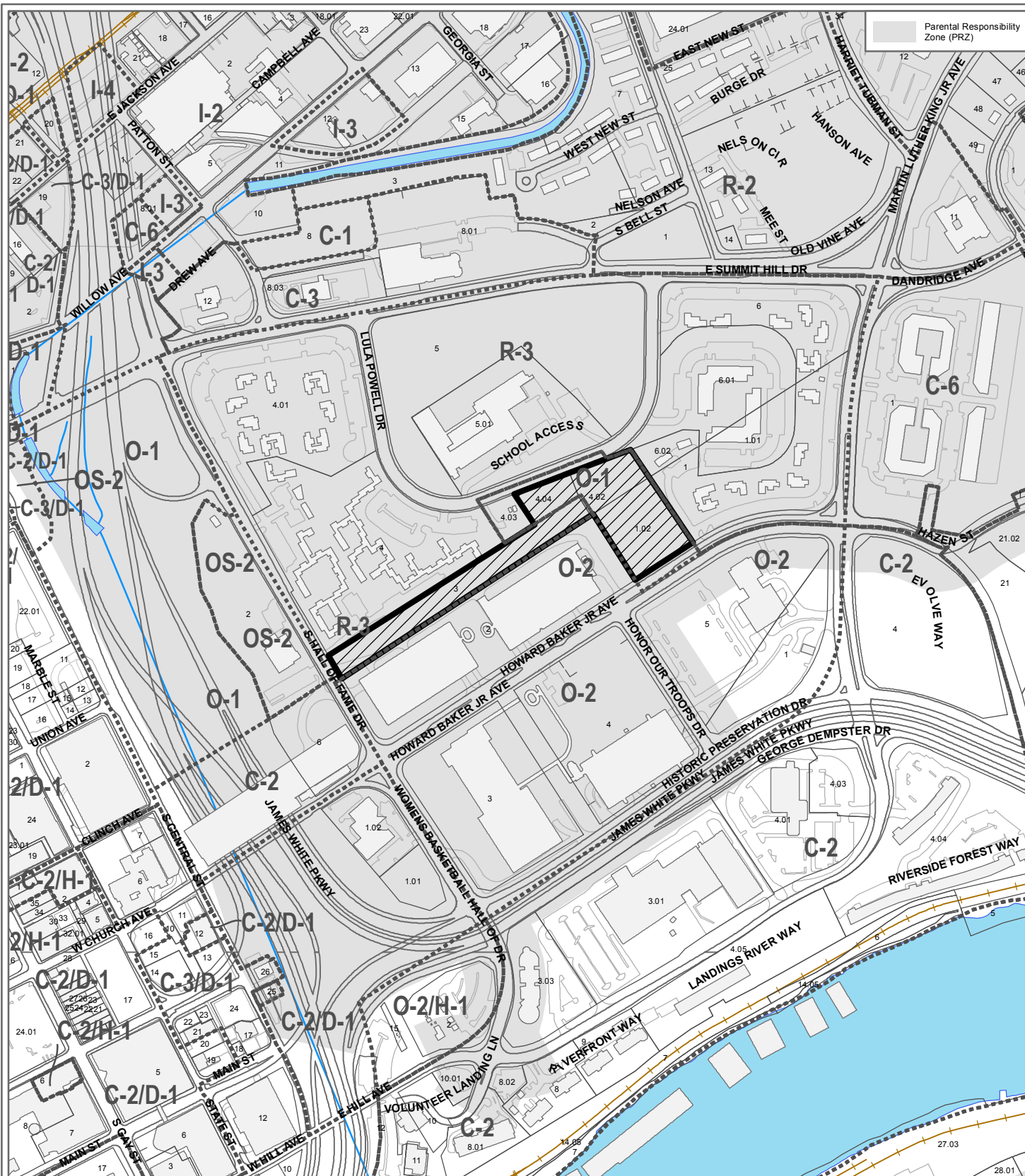
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan and the City of Knoxville One Year Plan both designate this site within a Regional Mixed Use Center (MU-RC), which allows consideration of the proposed O-2 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
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 6/7/2016 and 6/21/2016. 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-H-16-RZ
REZONING**

From: O-1 (Office, Medical, and Related Services) and
R-3 (High Density Residential)

To: O-2 (Civic and Institutional)



Original Print Date: 4/18/2016 Revised: 4/19/2016
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 95

Jurisdiction: City

