



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

▶ **FILE #:** 12-J-17-RZ
12-B-17-SP

AGENDA ITEM #: 48
AGENDA DATE: 12/14/2017

▶ **APPLICANT:** CITY OF KNOXVILLE
OWNER(S): David Brace

TAX ID NUMBER: 81 P N 001-003, 005-033

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS:

▶ **LOCATION:** Southeast side Texas Ave., southwest side Stonewall St.

▶ **TRACT INFORMATION:** 5.5 acres.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Primary access is via Texas Ave., a major collector street with 24' of pavement width within 35' of right-of-way. The site can also be accessed from Sherman St., a local street with 32' of pavement width within 50' of right-of-way, or Stonewall St., 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 PLAN DESIGNATION/ZONING:** TDR (Traditional Neighborhood Residential) / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** PP (Public Parks and Refuges) / OS-2 (Park and Open Space) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Residential, commercial and industrial

▶ **PROPOSED USE:** Youth recreation fields

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of PP plan designation and OS-2 zoning

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Texas Ave., vacant residential lots - TDR - R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

South: Delaware Ave., church and residences - TDR - R-1A (Low Density Residential) / IH-1

East: Stonewall St., residences - TDR - R-1A (Low Density Residential) / IH-1

West: Sherman St., attached residential - MDR - R-2 (General Residential) / IH-1

NEIGHBORHOOD CONTEXT: This area of the Lonsdale neighborhood is developed with houses,

apartments, a church and a community building, under R-1A, R-2 and OS-2 zoning, all with the IH-1 zoning overlay.

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION #12-B-17-SP, amending the Central City Sector Plan map to PP (Public Parks and Refuges) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.**

- ▶ **RECOMMEND that City Council APPROVE OS-2 (Parks and Open Space) / IH-1 (Infill Housing Overlay) zoning.**

OS-2 is a logical extension of current zoning to the subject property

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 road improvements have been recently made to area roads., but they are adequate to serve the proposed youth recreation fields, provided that adequate off-site parking is provided. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The current plan TDR (Traditional Neighborhood Residential) uses for the site. The proposal is a logical extension the PP (Public Parks and Refuges) land use plan designation that is already in place at the Sam Hill Center in the eastern portion of the site.

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

With the established PP designation and OS-2 zoning on the portion of the site containing the Sam Hill Center, an extension of those uses are appropriate for the subject property.

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

No new information or trends have emerged to reveal the need for a plan amendment. The effect of the proposal would be to enlarge the current recreational area. The City of Knoxville owns all of the subject property and intends to develop youth athletic facilities on the site.

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. OS-2 is a logical extension of zoning from the east, which will allow the public recreational facilities to be expanded to serve area residents.
2. OS-2 uses are compatible with the surrounding land uses and zoning pattern.
3. OS-2 is the most appropriate zoning for the City of Knoxville's proposal to develop youth recreation facilities on the site. The City owns all of the subject property.

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

1. The OS-2 zone, as described in the zoning ordinance, is established to create, preserve and enhance land accessible to the public as permanent space to meet the active park and recreational needs of the population. The district is intended to provide for both improved and unimproved park and recreation lands. Facilities may include, but are not limited to, structures or other active, player-oriented facilities such as playgrounds, recreational fields, ballfields, sport courts, dog parks and associated accessory facilities, such as recreation and community centers, administrative offices, parking areas and restrooms. The district is also intended to

accommodate buildings of a public nature, such as museums, libraries, police, fire or EMS stations.

2. Based on the above general intent, this site is appropriate to be rezoned to OS-2 for development of youth recreation facilities.

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 recommended OS-2 zoning is compatible with the surrounding land uses and zoning pattern.
2. OS-2 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle any additional traffic generated by allowing the proposed uses on 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 currently proposes TDR uses for the site. If the sector plan and zoning changes are approved, MPC staff will update the One Year Plan accordingly as part of the 2018 One Year Plan update process, which will take place in early 2018.
2. With the recommended amendment to the Central City Sector Plan to PP on the accompanying application (12-B-17-SP), OS-2 zoning would be consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended OS-2 zoning does not present any apparent conflicts with any other adopted plans.

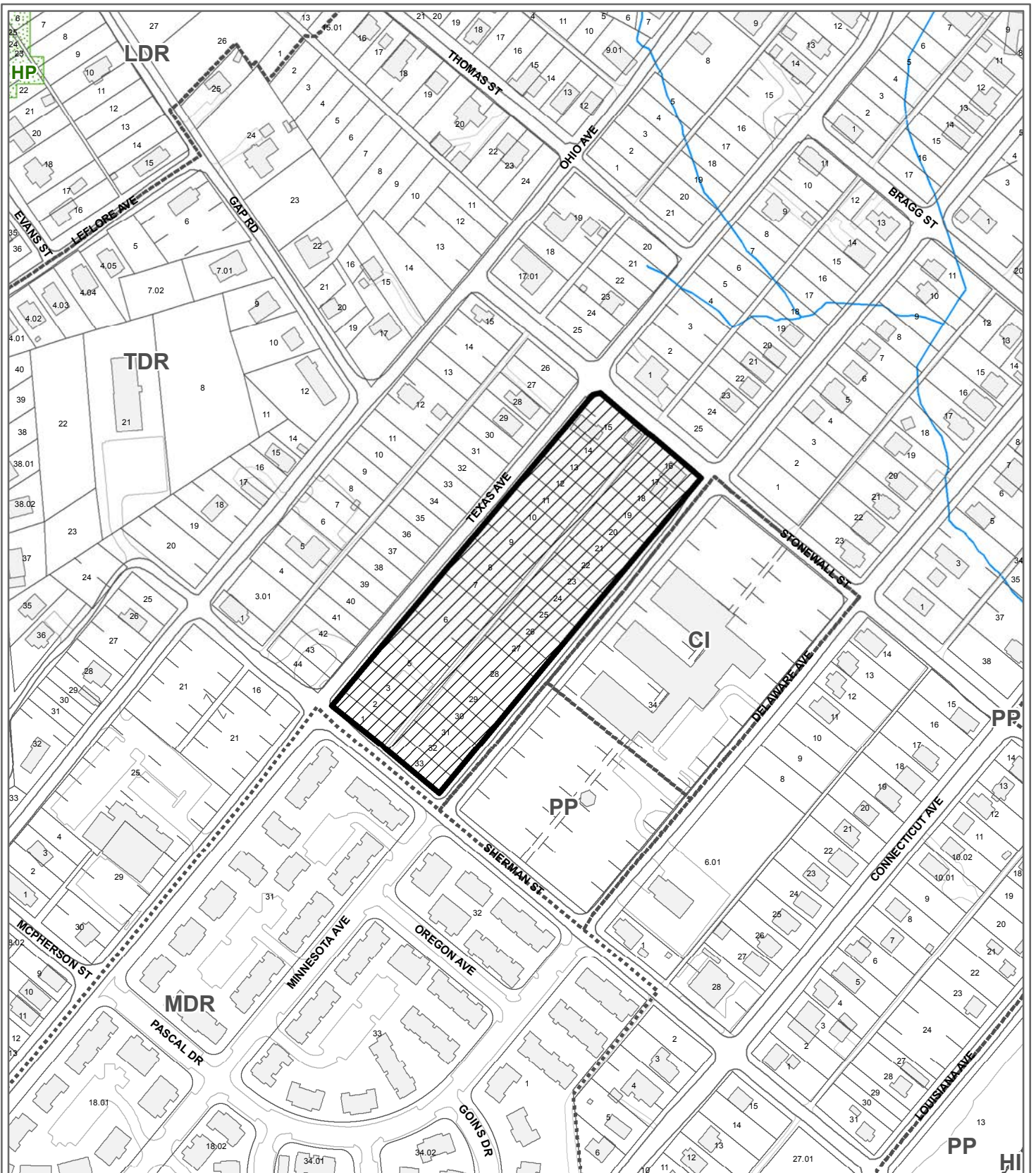
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

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 1/16/2018 and 1/30/2018. 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-17-SP / 12-J-17-RZ
CENTRAL CITY SECTOR PLAN AMENDMENT**

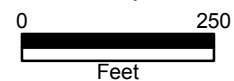
From: TDR (Traditional Neighborhood Residential)
To: PP (Public Parks)



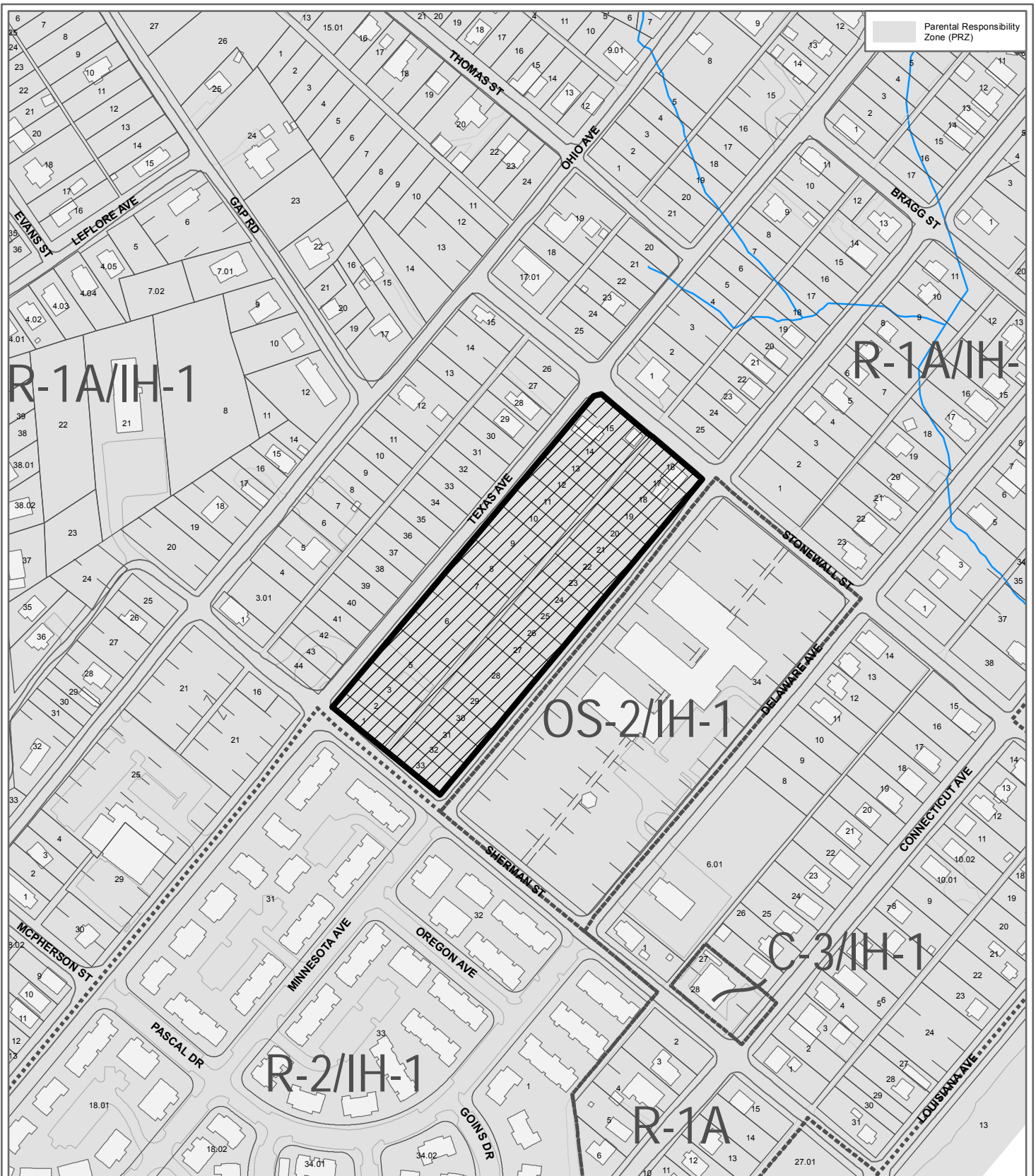
Petitioner: City of Knoxville

Map No: 81

Jurisdiction: City



Original Print Date: 11/13/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**12-J-17-RZ
REZONING**

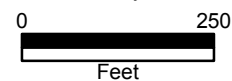
From: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
 To: OS-2 (Park and Open Space) / IH-1 (Infill Housing Overlay)



Petitioner: City of Knoxville

Map No: 81

Jurisdiction: City



Original Print Date: 11/13/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

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, City of Knoxville has submitted an application to amend the Sector Plan from TDR (Traditional Neighborhood Residential) to PP (Public Parks and Refuges), 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 14, 2017, 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-17-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

REZONING **PLAN AMENDMENT**

Name of Applicant: City of Knoxville

Date Filed: 10/30/17 Meeting Date: Dec 14, 2017

Application Accepted by: Bussseau

Fee Amount: 0 File Number: Rezoning 12-B-17-RZ

Fee Amount: 0 File Number: Plan Amendment 12-B-17-PA



PROPERTY INFORMATION

Lots 1-5, 6R, 8-22, 23R, 25-38, Block 11, Lonsdale Adjoining
Knoxville East Tennessee, Map Book 6, Page 183.

Address: _____

General Location: Between the centerlines of Texas Ave. and
Minnesota Ave. and between the centerlines of Sherman St. and
Stonewall St.

Parcel ID Number(s): _____
Tax Map 081PN, Parcels 001-003 & 005-033

Tract Size: 240,000 Sq. Feet, 5.5 Acres

Existing Land Use: Residential, Commercial & Industrial

Planning Sector: Central City

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Census Tract: 28

Traffic Zone: 150

Jurisdiction: City Council 5th District
 County Commission _____ District

Requested Change

REZONING

FROM: R-1A/IH-1

TO: OS-2/IH-1

PLAN AMENDMENT

One Year Plan Central City Sector Plan

FROM: TDR

TO: PP

PROPOSED USE OF PROPERTY

Youth Recreation F.M.D.S

Density Proposed _____ Units/Acre

Previous Rezoning Requests: None noted

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: City of Knoxville

Company: _____

Address: 400 Main Street, P.O. Box 1631

City: Knoxville State: TN Zip: 37902

Telephone: 865-215-2000 | 215-3384

Fax: _____

E-mail: DBrace@Knoxville.tn.gov

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: David Brace

Company: City of Knoxville Admin

Address: 400 Main St

City: Knoxville State: TN Zip: 37902

Telephone: 215-3384

Fax: _____

E-mail: Dbrace@Knoxville.tn.gov

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: D. Brace

Company: City of Knoxville

Address: 400 Main St

City: Knoxville State: TN Zip: 37902

Telephone: 215-3384

E-mail: Dbrace@Knoxville.tn.gov

