



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

▶ **FILE #:** 2-E-17-RZ
2-C-17-SP

AGENDA ITEM #: 44
AGENDA DATE: 2/9/2017

▶ **APPLICANT:** CITY OF KNOXVILLE / COMMUNITY DEVELOPMENT DEPARTMENT
OWNER(S): Becky Wade

TAX ID NUMBER: 109 G B 01505 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 953 E Moody Ave

▶ **LOCATION:** West side E. Moody Ave., north side Tipton Ave.

▶ **TRACT INFORMATION:** 2.55 acres.

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via E. Moody Ave., a major collector street with 26' of pavement width within 50' of right-of-way, or Tipton Ave., a local street with 40' of pavement width within 70' of right-of-way, or Baker Ave, a local street with 26' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** CI (Civic Institutional) / R-1 (Low Density Residential) / H-1 (Historic Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1A (Low Density Residential) / H-1 (Historic Overlay)

▶ **EXISTING LAND USE:** Vacant school

▶ **PROPOSED USE:** Assisted senior living

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LDR from north, south and east

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Baker Ave., houses / LDR / R-2 (General Residential)
 South: Tipton Ave., houses / LDR / R-1 (Low Density Residential)
 East: Houses / LDR / R-1 (Low Density Residential)
 West: Dogwood Elementary School, community center / CI / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is located adjacent to civic uses to the west, a community center and an elementary school, zoned R-1. The other surrounding area consists of housing, zoned R-1 and R-2.

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION #2-C-17-SP, amending the South City Sector Plan to LDR (Low Density Residential) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.**

Most of the surrounding properties are already proposed for low density residential uses on the sector plan. The proposed plan amendment is an extension of the LDR designation from the surrounding properties. The current CI/PP plan designation is no longer appropriate because the site is no longer used as a school and is proposed to be sold for development of residential units by a private developer.

- ▶ **RECOMMEND that City Council APPROVE R-1A (Low Density Residential) / H-1 (Historic Overlay) zoning.**

R-1A base zoning for this parcel is compatible with surrounding land uses and zoning, and is consistent with the recommended sector plan amendment to LDR. The property is surrounded by an LDR plan designation on three sides. The H-1 historical overlay will remain on the 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 improvements have been made recently to area roads, but they are adequate to handle the traffic that would be generated by low density residential use of this site. Utilities are available. The proposed plan amendment to LDR is compatible with the surrounding land uses and zoning pattern.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes CI (Civic Institutional) and PP (Public Park) uses for the site, consistent with the former use as a school and the property's ownership by the City of Knoxville. The current sector plan proposes LDR uses for most of the surrounding land in the area, so this minor expansion is appropriate.

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

The applicant wishes to sell the property to a private developer to reuse the old school building for residential dwelling units. The decision to close the school is a change in government policy that made the current plan designation no longer valid.

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

In the City of Knoxville, there has been a trend in downtown and other areas to redevelop historic buildings for residential use. This proposal continues that trend.

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. R-1A zoning is consistent with the approval recommendation of the sector plan to LDR.
3. R-1A zoning will allow consideration of multi-dwelling residential, single dwellings, duplexes and assisted living, as proposed.
4. R-1A zoning will permit the proposed redevelopment of the historic school into residential units.

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

1. The R-1A zone, as described in the zoning ordinance, is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with

commercial uses are permitted.

2. Based on the above general intent, this site is appropriate for R-1A zoning.

3. The H-1 zoning overlay will remain in place. New construction and/or renovations will be subject to review by the Knoxville Historic Zoning Commission.

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 CI (Civic Institutional) uses for the site. If this sector plan amendment and rezoning are approved, staff will recommend that the parcel be changed to LDR as part of the 2017 One Year Plan update.

2. With the recommended amendment to the South City Sector Plan to LDR (Low Density Residential), R-1A 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 provides for two methods to amend the plan at TCA 13-3-304:

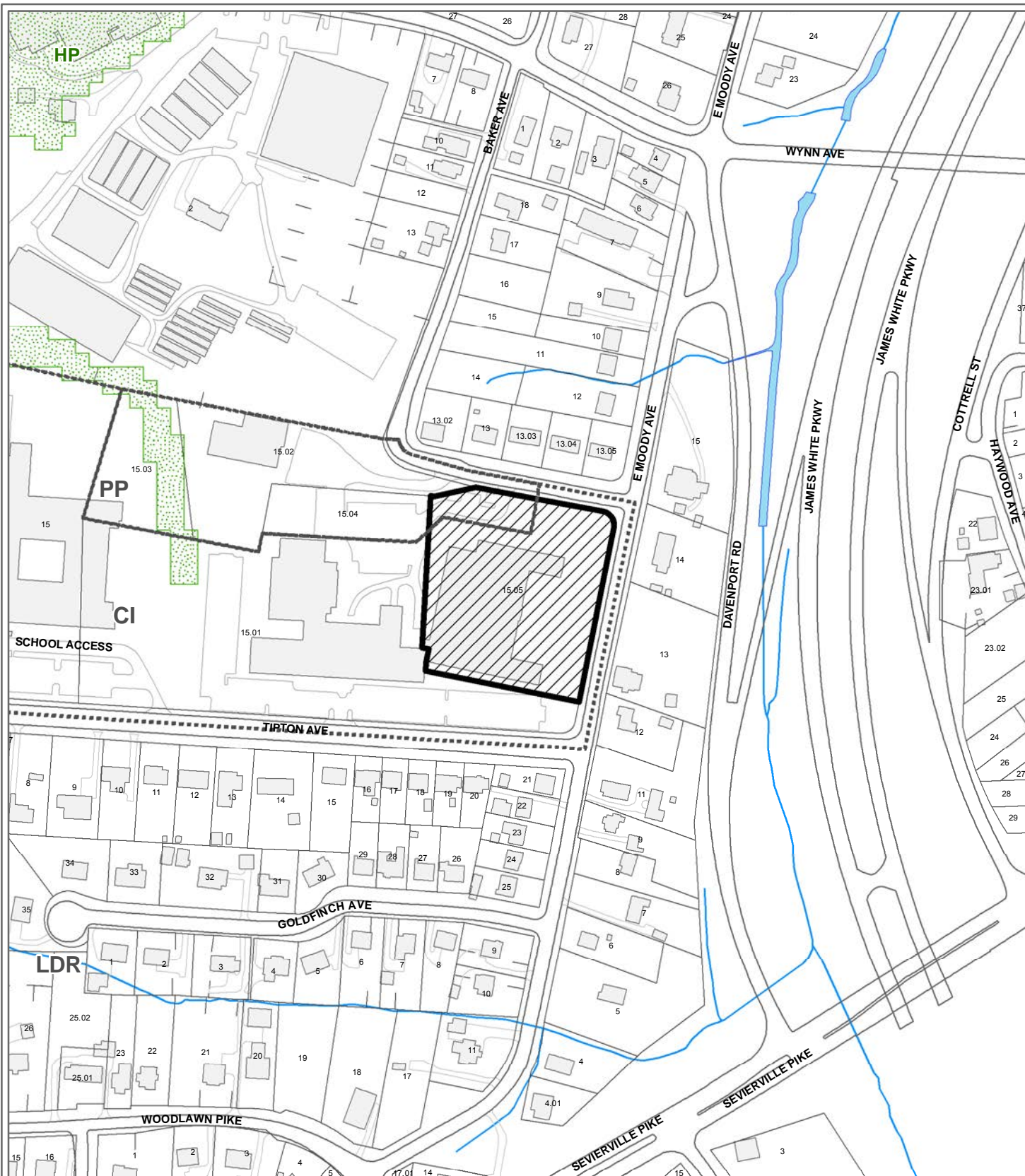
1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

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.

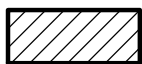
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/14/2017 and 3/28/2017. 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.



**2-C-17-SP / 2-E-17-RZ
SOUTH CITY SECTOR PLAN AMENDMENT**

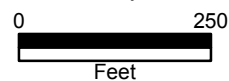
From: CI (Civic Institutional)
To: LDR (Low Density Residential)

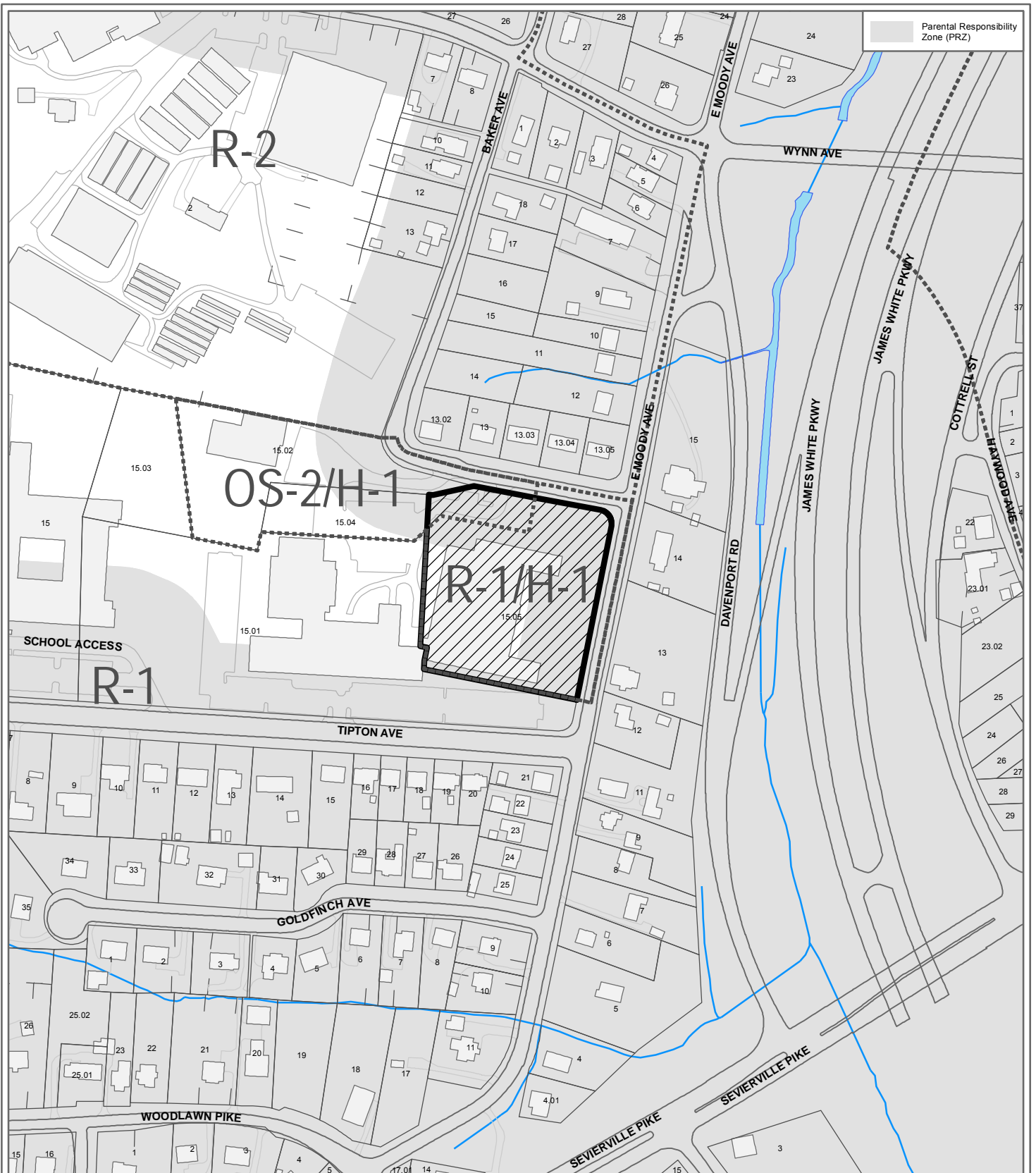


Original Print Date: 1/17/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville / Community Development Department

Map No: 109
Jurisdiction: City





**2-E-17-RZ
REZONING**

From: R-1 (Low Density Residential) / H-1 (Historic Overlay)

To: R-1A (Low Density Residential) / H-1 (Historic Overlay)



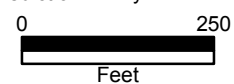
Petitioner: City of Knoxville / Community Development Department

Map No: 109

Jurisdiction: City

Original Print Date: 1/17/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH 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 South 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 Development Department, has submitted an application to amend the Sector Plan from Civic Institutional/Public Parks to Low Density Residential, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the South 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 February 9, 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 South City Sector Plan, with its accompanying staff report and map, file #2-C-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

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

REZONING

PLAN AMENDMENT

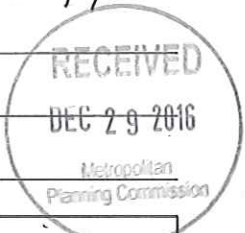
Name of Applicant: CITY OF KNOXVILLE / COMMUNITY DEVELOPMENT DEPT

Date Filed: 11/22/16 Meeting Date: ~~11/22/16~~ 2/9/2017

Application Accepted by: Marc Payne

Fee Amount: ~ File Number: Rezoning 2-E-17-RZ

Fee Amount: ~ File Number: Plan Amendment 2-C-17-5P



PROPERTY INFORMATION

Address: 953 E. MOODY AVE.

General Location: SOUTH KNOXVILLE
1/5 Tipton Ave. 1/5 E. Moody Ave.

Parcel ID Number(s): 109GB01505

Tract Size: 2.55 +/-

Existing Land Use: Vacant School

Planning Sector: South City

Growth Policy Plan: ~

Census Tract: 23

Traffic Zone: 30

Jurisdiction: City Council 1 District
 County Commission _____ District

Requested Change

REZONING

FROM: R-1/H-1

TO: R-1A/H-1

PLAN AMENDMENT

One Year Plan South City Sector Plan

FROM: CI/PP

TO: LDR/

PROPOSED USE OF PROPERTY

IN RESPONSE TO COK RFP
TO BE DEVELOPED INTO ASSISTED
SENIOR LIVING

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____
5-B-11-RZ: R-1 to R-1/H1

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: CITY OF KNOXVILLE

Company: DEPT. OF COMMUNITY DEV.

Address: 400 MAIN ST.

City: KNOXVILLE State: TN Zip: 37902

Telephone: 865-215-2854

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: KEN McMAHON

Company: CITY OF KNOXVILLE

Address: _____

City: _____ State: _____ Zip: _____

Telephone: 865-215-2854

Fax: _____

E-mail: KMcMAHON@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: Becky Wade

PLEASE PRINT

Name: Becky Wade

Company: City of Knoxville

Address: 400 Main St.

City: Knoxville State: TN Zip: 37902

Telephone: 865-215-2865

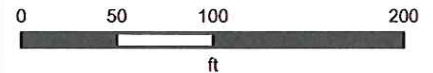
E-mail: bwade@knoxville.tn.gov



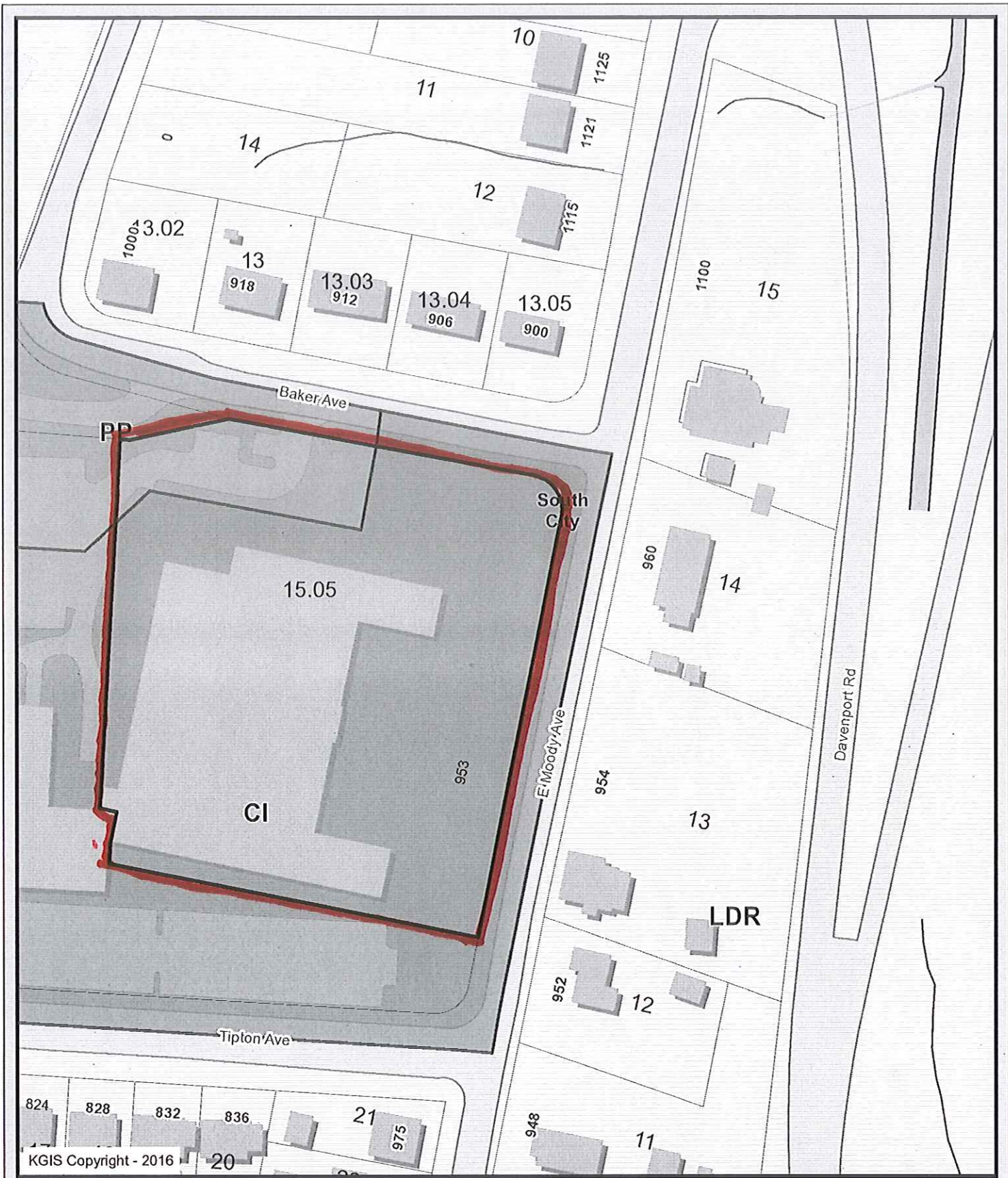
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Knoxville - Knox County - KUB Geographic Information System



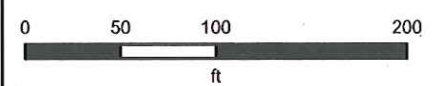
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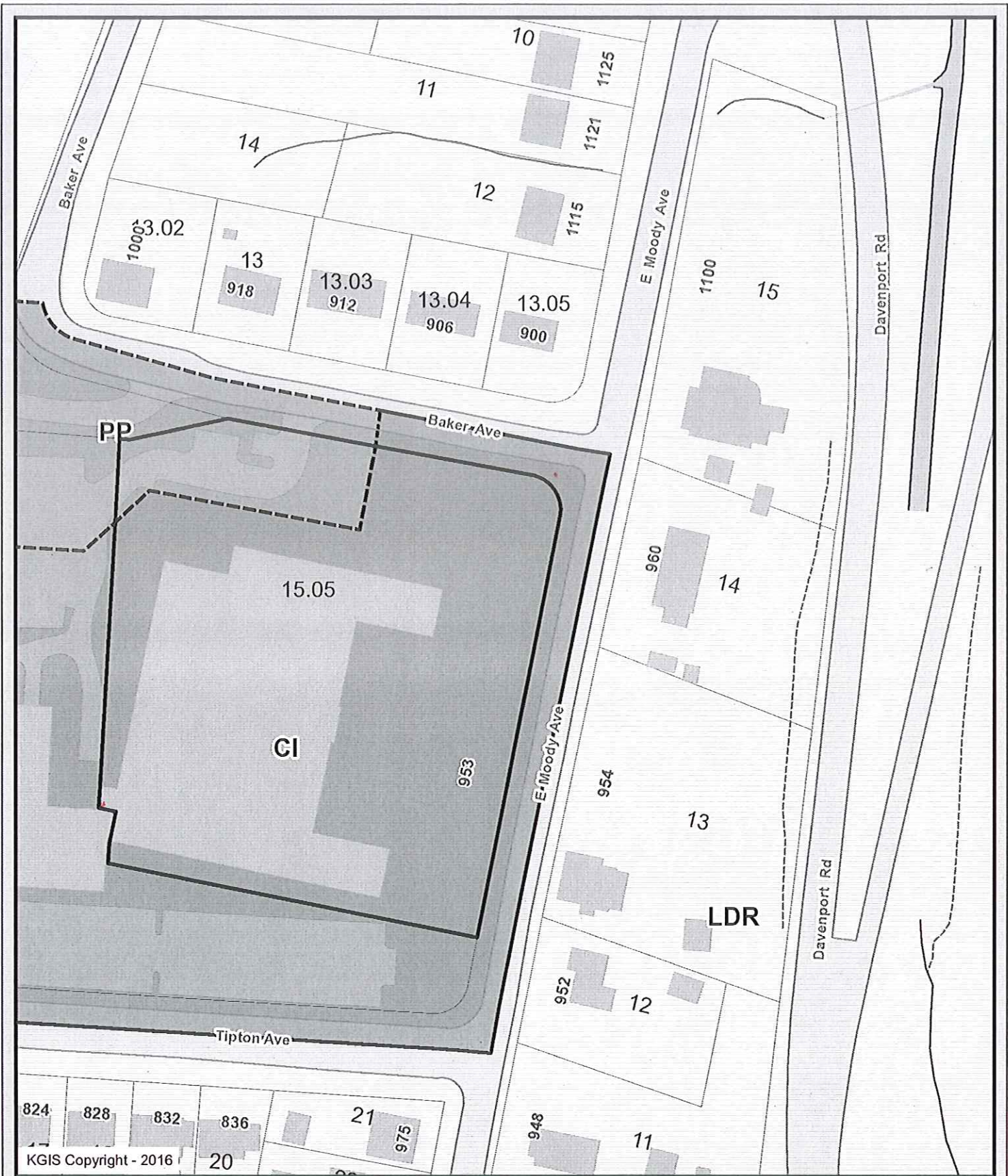
Letter Portrait
Sector Plan

Knoxville - Knox County - KUB Geographic Information System

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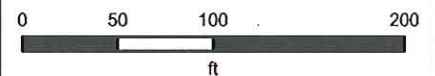
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Knoxville - Knox County - KUB Geographic Information System



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