

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

▶ **FILE #:** 4-C-18-SP

**AGENDA ITEM #:** 42

**AGENDA DATE:** 4/12/2018

▶ **APPLICANT:** B.J. MURRIAN

OWNER(S): B.J. Murrian

TAX ID NUMBER: 81 H E 014

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 3208 Johnston St

▶ **LOCATION:** Northeast side Johnston St., northwest of Heiskell Ave.

▶ **APPX. SIZE OF TRACT:** 5500 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Johnston St., a minor collector street with 30' of pavement width within 45' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** NC (Neighborhood Commercial) / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)

▶ **PROPOSED PLAN DESIGNATION:** TDR (Traditional Neighborhood Residential)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Detached dwelling

EXTENSION OF PLAN DESIGNATION: Yes, extension of TDR designation from the north

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Residence - TDR

South: Residence - NC

East: Gas station/convenience store - GC

West: Johnston St., residence - NC

NEIGHBORHOOD CONTEXT This site is located on Johnston St., north of Heiskell Ave. in an area primarily developed with residential uses under R-1A/IH-1 zoning. The commercial uses in the immediate area are located to the east of the site, zoned C-3/IH-1 and C-1/IH-1.

**STAFF RECOMMENDATION:**

▶ **ADOPT RESOLUTION #4-C-18-SP, amending the Central City Sector Plan map to TDR (Traditional Neighborhood) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.**

TDR is a logical extension of the plan designation from the north and will be compatible with the surrounding development and zoning pattern.

**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 recently made in the area. Johnston St. is a minor collector street that is adequate to serve the recommended residential uses. 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 designates this site for neighborhood commercial uses, consistent with the current C-1 zoning.

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

TDR uses are well established to the north of the site. This request is an extension of those uses.

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

No new information has become available to reveal the need for a plan amendment. However, the current zoning pattern of similar or greater intensity uses has long been established in this area, so is appropriate to be extended to this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/8/2018 and 5/22/2018. 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.

**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**, B.J. Murrian has submitted an application to amend the Sector Plan from NC (Neighborhood Commercial) to TDR (Traditional Neighborhood), 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 April 12, 2018, 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 #4-C-18-SP.*

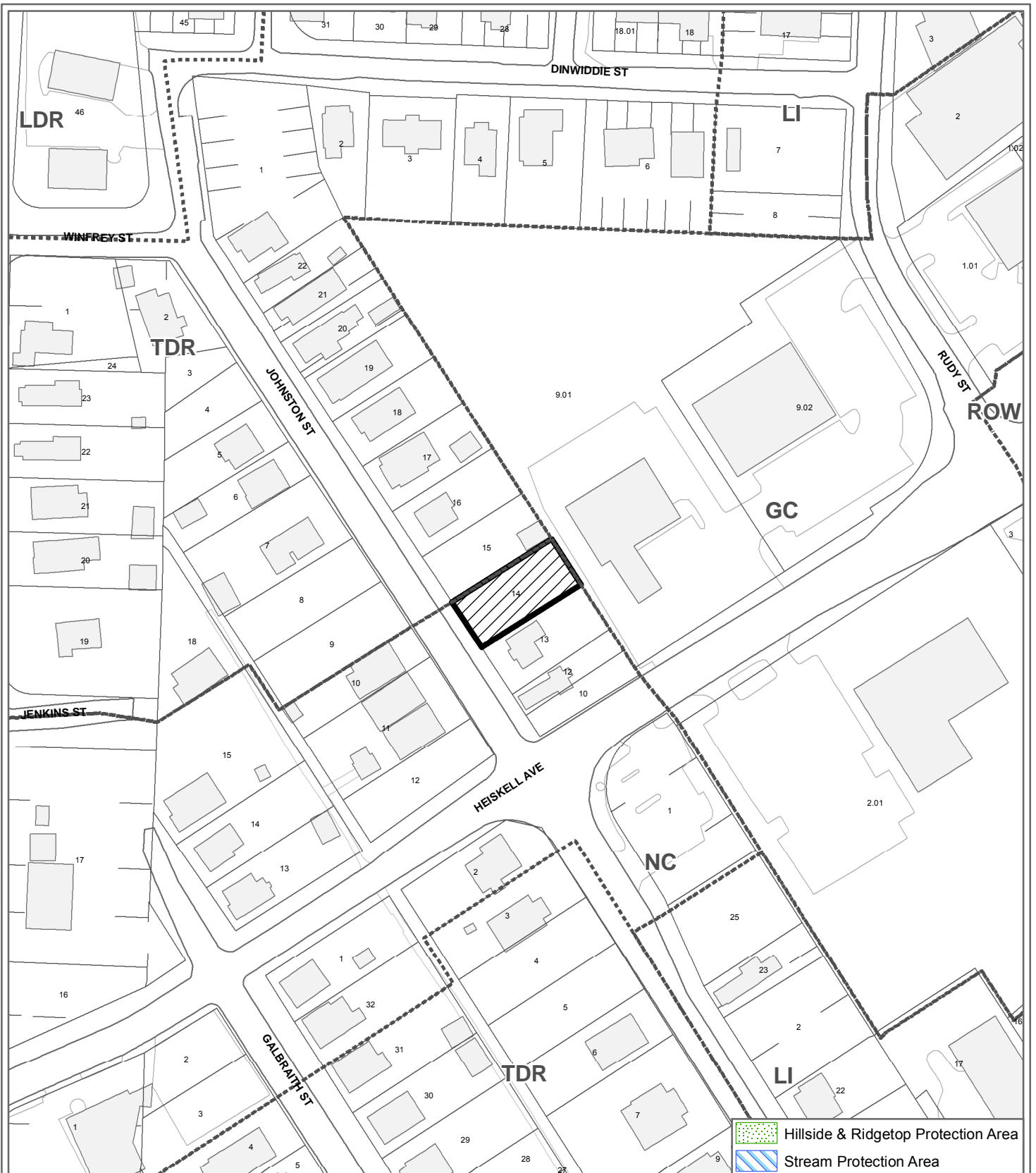
*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**4-C-18-SP  
CENTRAL CITY SECTOR PLAN AMENDMENT**

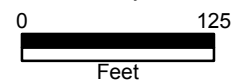
From: NC (Neighborhood Commercial)  
To: TDR (Traditional Neighborhood Residential)



Petitioner: Murrian, B.J.

Map No: 81

Jurisdiction: City



Original Print Date: 3/12/2018      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



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

▶ **FILE #:** 4-E-18-RZ  
4-C-18-PA

**AGENDA ITEM #:** 42  
**AGENDA DATE:** 4/12/2018

▶ **APPLICANT:** B.J. MURRIAN  
OWNER(S): B.J. Murrian

TAX ID NUMBER: 81 H E 014 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 3208 Johnston St

▶ **LOCATION:** Northeast side Johnston St., northwest of Heiskell Ave.

▶ **TRACT INFORMATION:** 5500 square feet.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Johnston St., a minor collector street with 30' of pavement width within 45' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** TDR (Traditional Neighborhood Residential) / R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Detached residence

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of TDR plan designation and R-1A/IH-1 zoning from the north

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
North: Residence - TDR - R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

South: Residence - NC - C-1 (Neighborhood Commercial) / IH-1

East: Gas station/convenience store - GC - C-3 (General Commercial) / IH-1

West: Johnston St., residence - NC - C-1 (Neighborhood Commercial) / IH-1

NEIGHBORHOOD CONTEXT: This site is located on Johnston St., north of Heiskell Ave. in an area primarily developed with residential uses under R-1A/IH-1 zoning. The commercial uses in the immediate area are located to the east of the site, zoned C-3/IH-1 and C-1/IH-1.

**STAFF RECOMMENDATION:**

► **RECOMMEND that City Council APPROVE TDR (Traditional Neighborhood) One Year Plan designation.**

TDR is a logical extension of the plan designation from the north and will be compatible with the surrounding development and zoning pattern.

► **RECOMMEND that City Council APPROVE R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) zoning**

R-1A/IH-1 is a logical extension of zoning from the north, and is compatible with the surrounding land uses and zoning pattern.

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - There are no apparent errors in the plan. The current plan designates this site for neighborhood commercial uses, consistent with the current C-1 zoning.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been recently made in the area. Johnston St. is a minor collector street that is adequate to serve the recommended residential uses. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - TDR uses are well established to the north of the site. This request is an extension of those uses.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. However, the current zoning pattern of similar or greater intensity uses has long been established in this area, so is appropriate to be extended to this 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. With the recommended plan amendments (4-C-18-PA & 4-C-18-SP), R-1A/IH-1 zoning is consistent with both the sector plan and One Year Plan designations for the property.
2. R-1A/IH-1 uses will be compatible with the surrounding land uses and zoning pattern.
3. R-1A/IH-1 is a logical extension of zoning from the north.

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

1. R-1A zoning 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. Multi-dwelling, attached development would not be permitted at this location, because the site does front on a collector or arterial classified street. The proposed duplex would be permitted.
2. Based on the above description, and the proposed and surrounding uses, R-1A/IH-1 is an appropriate zone for this site.
3. The existing IH-1 zoning overlay will remain in place, regardless of the change in base zoning. The IH-1 overlay includes guidelines for new residential development. Any new residential proposal for the property will be subject to approval by the Infill Housing Committee.

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-1A/IH-1 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 a detached dwelling.

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. With the recommended amendments to the Central City Sector Plan and the City of Knoxville One Year Plan, R-1A/IH-1 zoning will be consistent with the adopted plans for the area.
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 5/8/2018 and 5/22/2018. 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.

REZONING PLAN AMENDMENT

Name of Applicant: B.J. Murrian

Date Filed: 2/5/2018 Meeting Date: 4/12/18

Application Accepted by: M. Payne

Fee Amount: \$ File Number: Rezoning \$

Fee Amount: \$ File Number: Plan Amendment A-C-18-5P (A-E-18-RZ, A-C-18-PA)



PROPERTY INFORMATION

Address: 3208 Johnston Street
General Location: E Johnston Street due north of Heiskell

Parcel ID Number(s): 081HE01A

Tract Size: 50x110
Existing Land Use: Vacant
Planning Sector: Central City
Growth Policy Plan: City
Census Tract: 28
Traffic Zone: 149
Jurisdiction: [X] City Council 5th District [ ] County Commission District

Requested Change

REZONING

FROM: C-1/IH-1
TO: R-1A/IH-1

PLAN AMENDMENT

[ ] One Year Plan [X] East Sector Plan
FROM: NC
TO: TDR

PROPOSED USE OF PROPERTY

Density Proposed Units/Acre
Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: B.J. Murrian
Company:
Address: 5546 Wilkerson Rd
City: Knoxville State: TN Zip: 37912
Telephone: 865-789-0415
Fax:
E-mail:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: Same as Above
Company:
Address:
City: State: Zip:
Telephone:
Fax:
E-mail:

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: B.J. Murrian
PLEASE PRINT
Name:
Company:
Address:
City: State: Zip:
Telephone:
E-mail: