



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

▶ **FILE #:** 4-I-18-SP

AGENDA ITEM #: 55

AGENDA DATE: 4/12/2018

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Fort Sanders Regional Medical Center and Foundation

TAX ID NUMBER: 94 N L 025 & 026

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 1805 Laurel Ave

▶ **LOCATION:** Northwest side Laurel Ave., southwest side Eighteenth St.

▶ **APPX. SIZE OF TRACT:** 15000 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Laurel Ave., a local street with 25' of pavement width within 50' of right-of-way, or Eighteenth St., a local street with 28' 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 AND ZONING DESIGNATION:** MDR (Medium Density Residential) / R-2 (General Residential)

▶ **PROPOSED PLAN DESIGNATION:** O (Office)

▶ **EXISTING LAND USE:** Office and vacant land

▶ **PROPOSED USE:** Parking

EXTENSION OF PLAN DESIGNATION: Yes, extension of O plan designation from the north, south and west

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Residences - O
South: Laurel Ave., housing - O

East: Eighteenth St., housing - MU-SD (MU-CC-18)

West: Offices, housing - O

NEIGHBORHOOD CONTEXT This site is located in the Fort Sanders area near Fort Sanders Hospital facilities and residential uses, under a mix of O-1, O-2 and R-2 zoning.

STAFF RECOMMENDATION:

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

Office uses at this location represent a logical extension of the plan designation from the north, south and

west. Office uses for this site would 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 to the local streets that provide access to the site., but it is adequate to serve the recommended office 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 proposes O uses for part of the site, consistent with the proposed O-2 zoning. The remaining two parcels are current designated as MU-SD (MU-CC18), which does not permit consideration of O-2 zoning. The applicant is seeking to extend the office designation two parcels to the east to allow consideration of O-2 zoning, which is already established on a large parcel to the west.

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

With the established office zoning pattern to the west and the surrounding office and medium density residential uses, office uses and zoning are appropriate for the subject property in this mixed use area.

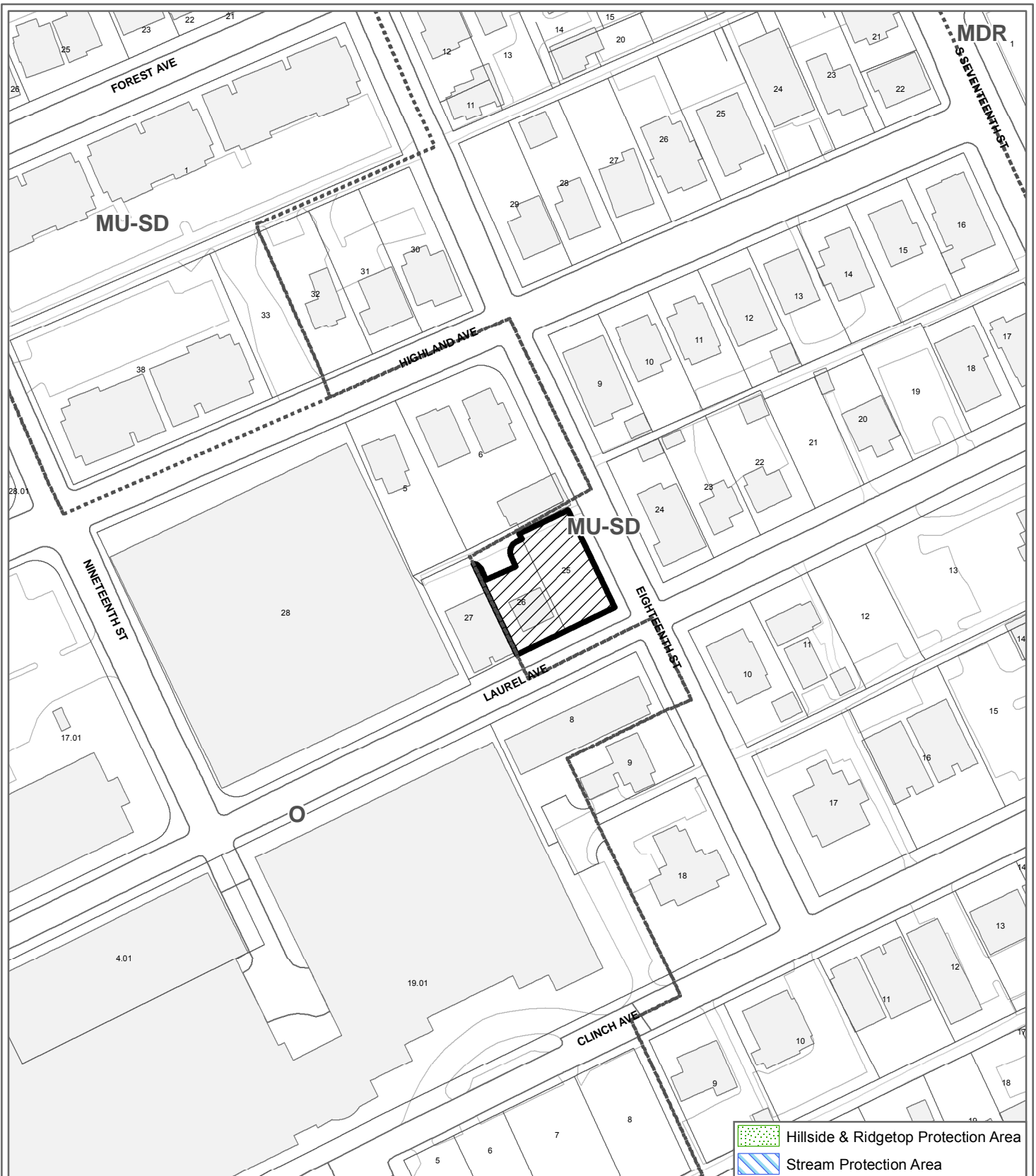
TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No new information has become available to reveal the need for a plan amendment, but the current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for office uses.

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.



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

From: MDR (Medium Density Residential)
To: O (Office)



Petitioner: Land Development Solutions

Map No: 94

Jurisdiction: City



Original Print Date: 3/19/2018 Revised: 3/21/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**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, Land Development Solutions has submitted an application to amend the Sector Plan from MU-SD-Mixed Use Special District (MU-CC18) to O (Office), 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-I-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



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

▶ **FILE #:** 4-R-18-RZ
4-F-18-PA

AGENDA ITEM #: 55
AGENDA DATE: 4/12/2018

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS
OWNER(S): Fort Sanders Regional Medical Center and Foundation

TAX ID NUMBER: 94 N L 025-026 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 1805 Laurel Ave

▶ **LOCATION:** Northwest side Laurel Ave., southwest side Eighteenth St.

▶ **TRACT INFORMATION:** 15000 square feet.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Laurel Ave., a local street with 25' of pavement width within 50' of right-of-way, or Eighteenth St., a local street with 28' 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:** MU-SD (Mixed Use Special District) (MU-CC18) / R-2 (General Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / O-2 (Civic and Institutional)

▶ **EXISTING LAND USE:** Office and vacant

▶ **PROPOSED USE:** Parking

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of O plan designation from the north, south and west and O-2 zoning from the west

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences - O - R-2 (General Residential) / NC-1 (Neighborhood Conservation Overlay)

South: Laurel Ave., housing - O - R-2 (General Residential)

East: Eighteenth St., housing - MU-SD (MU-CC-18) - R-2 (General Residential) / NC-1 (Neighborhood Conservation Overlay)

West: Offices, housing - O - O-2 (Civic & Institutional)

NEIGHBORHOOD CONTEXT: This site is located in the Fort Sanders area near Fort Sanders Hospital facilities and residential uses, under a mix of O-1, O-2 and R-2 zoning.

STAFF RECOMMENDATION:

► **RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.**

Office uses at this location represent a logical extension of the plan designation from the north, south and west. Office uses for this site would be compatible with the surrounding development and zoning pattern.

► **RECOMMEND that City Council APPROVE O-2 (Civic & Institutional) zoning**

O-2 is a logical extension of zoning from the west, 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 proposes O uses for part of the site, consistent with the proposed O-2 zoning. The remaining two parcels are current designated as MU-SD (MU-CC18), which does not permit consideration of O-2 zoning. The applicant is seeking to extend the office designation two parcels to the east to allow consideration of O-2 zoning, which is already established on a large parcel to the west.

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 to the local streets that provide access to the site., but it is adequate to serve the recommended office uses. Public water and sewer utilities are available to serve the site.

C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - With the established office zoning pattern to the west and the surrounding office and medium density residential uses, office uses and zoning are appropriate for the subject property in this mixed use area.

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, but the current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for office uses.

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-F-18-PA & 4-I-18-SP), 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 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 parking.

3. Public water and sewer utilities are available to serve the site.

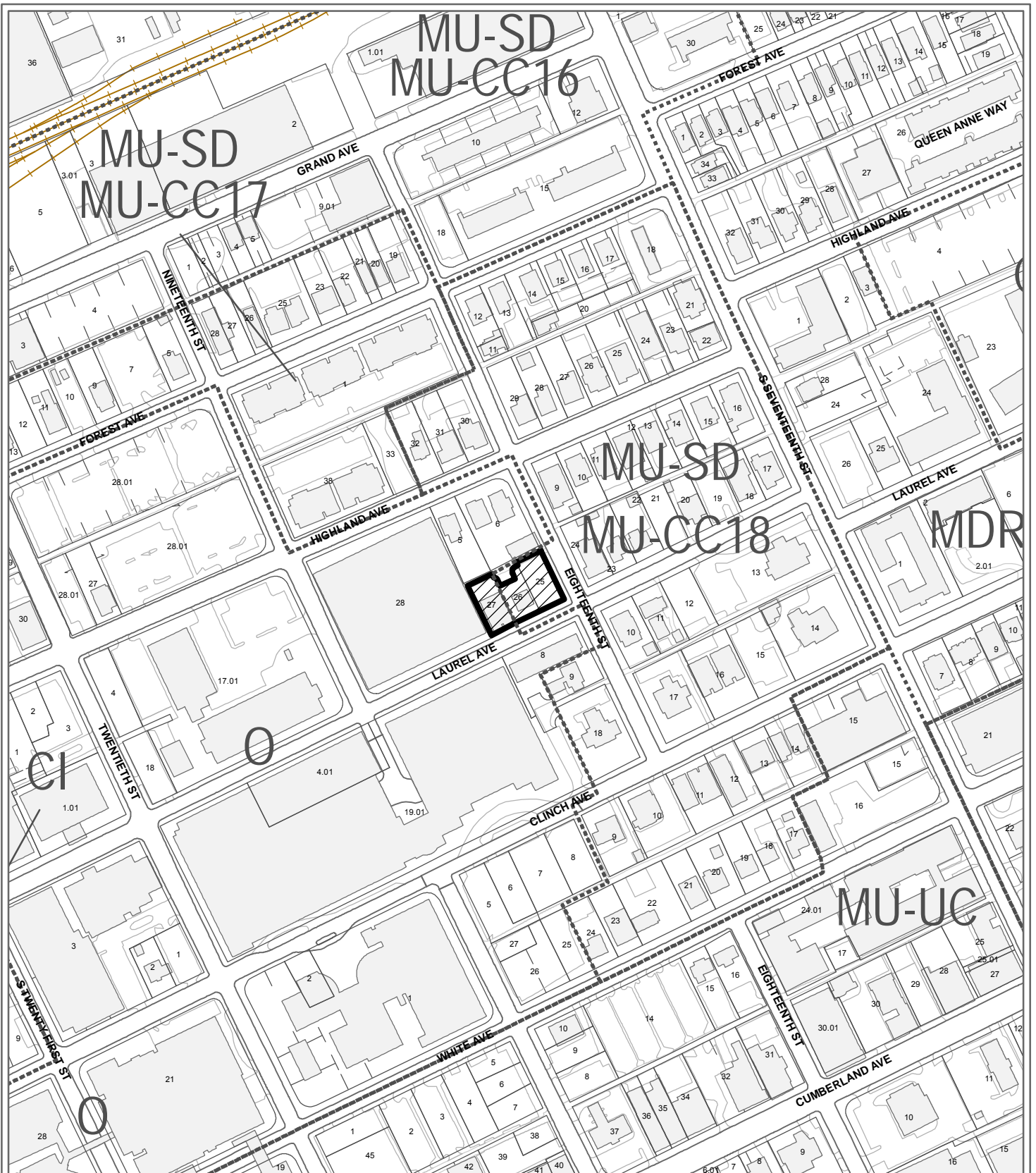
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan and the City of Knoxville One Year Plan both designate two parcels within this site as part of a MU-SD (MU-CC-18) which does not allow consideration of the proposed O-2 zoning. However, staff is recommending approval of plan amendments to both plans to an office designation, which allows consideration of 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 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.



**4-F-18-PA / 4-R-18-RZ
PLAN AMENDMENT**

From: MU-SD (Mixed Use Special District) (MU-CC18)

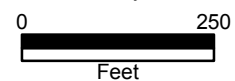
To: O (Office)



Petitioner: Land Development Solutions

Map No: 94

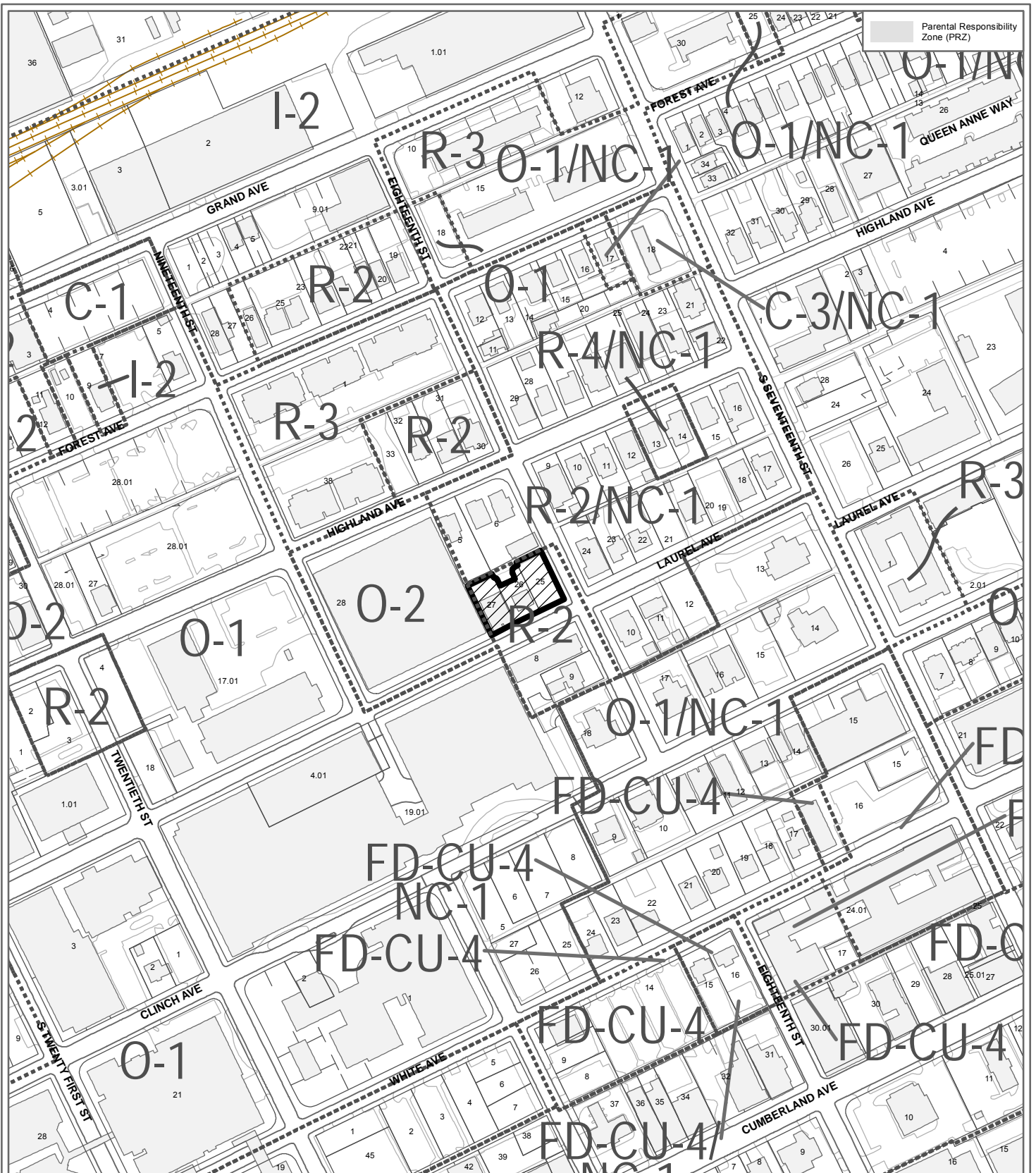
Jurisdiction: City



Original Print Date: 3/20/2018

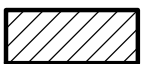
Revised:

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



**4-R-18-RZ
REZONING**

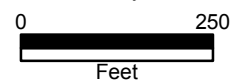
From: R-2 (General Residential)
To: O-2 (Civic and Institutional)



Petitioner: Land Development Solutions

Map No: 94

Jurisdiction: City



Original Print Date: 3/19/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: Land Development Solutions

Date Filed: 3/2/18

Meeting Date: 4/12/18

Application Accepted by: M. Payne

Fee Amount: 1,800.00 File Number: Rezoning 4-R-18-RZ

Fee Amount: 1,080.00 File Number: Plan Amendment 4-F-18-PA
4-I-18-SP



PROPERTY INFORMATION

Address: 1815, 1805 & 1801 Laurel Ave

General Location: Three Lots north of Laurel between
Nineteenth St and Eighteenth St

Parcel ID Number(s): 094NL027, 094NL026 & 094NL025

Tract Size: ~15,000 sf

Existing Land Use: Office & Vacant

Planning Sector: Central City

Growth Policy Plan: _____

Census Tract: 69

Traffic Zone: 60

Jurisdiction: City Council 1 District
 County Commission _____ District

Requested Change REZONING

FROM: R-2

TO: O-2

PLAN AMENDMENT

One Year Plan Central City Sector Plan

FROM: MU-SD

TO: O

PROPOSED USE OF PROPERTY

Parking

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Keith Althuler / Patrick Birmingham

Company: Fort Sanders Regional Medical & Ft. Sanders Foundation

Address: 1901 Clinch Ave

City: Knoxville State: TN Zip: 37916

Telephone: 331-1111 / 531-5210

Fax: _____

E-mail: kalthuler@covhlth.com / pbirmingham@covhlth.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: E J Baksa, Jr

Company: Land Development Solutions

Address: 310-K Simmons Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

Fax: _____

E-mail: rbaksa@ldstn.com

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: E J Baksa, Jr

Company: Land Development Solutions

Address: 310-K Simmons Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

E-mail: rbaksa@ldstn.com

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

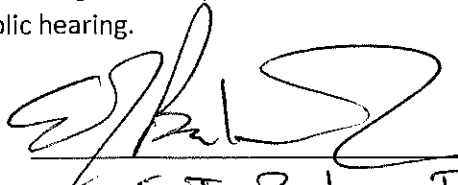
The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign(s) provided on the subject property on or before 3/29/18 consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature:



Printed name:

E. J. Balase Jr

Date:

3/2/18

MPC/BZA File #:

4-R-18-RZ, 4-I-18-SP, 4-F-18-PA