

▶ **FILE #:** 11-F-18-RZ **AGENDA ITEM #:** 37
 POSTPONEMENT(S): 11/8/2018 **AGENDA DATE:** 12/13/2018
 ▶ **APPLICANT:** LAURENCE EATON
 OWNER(S): Laurence Eaton

TAX ID NUMBER: 81 L Q 01501 [View map on KGIS](#)
 JURISDICTION: City Council District 4
 STREET ADDRESS: 428 E Scott Ave
 ▶ **LOCATION:** South side of E. Scott Ave., west of Harvey St
 ▶ **APPX. SIZE OF TRACT:** 0.4 acres
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is from E. Scott Ave., a local street with 50' of right-of-way and 30' of pavement width.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Second Creek

▶ **PRESENT ZONING:** R-1A (Low Density Residential) / H-1 (Historic Overlay)
 ▶ **ZONING REQUESTED:** RP-1 (Planned Residential) / H-1 (Historic Overlay)
 ▶ **EXISTING LAND USE:** Office
 ▶ **PROPOSED USE:** Residential - 10 unit multi-dwelling
 EXTENSION OF ZONE: No, maintains existing residential pattern of surrounding area
 HISTORY OF ZONING:
 SURROUNDING LAND USE AND ZONING: North: Single family residential / R-1A (Zoning) with H-1 (Historic Overlay)
 South: Single family residential / R-1A (Zoning) with H-1 (Historic Overlay)
 East: Single family residential / R-1A (Zoning) with H-1 (Historic Overlay)
 West: Duplex and multi-family residential / R-1A (Zoning) with H-1 (Historic Overlay)
 NEIGHBORHOOD CONTEXT: Old North Knoxville Historic District includes a mixture of single family, duplex, and multi-family housing inventory.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential District) / H-1 (Historic Overlay)**

Staff recommends RP-1 consistent with the Central City Sector Plan and the One Year Plan Traditional Neighborhood Residential (TDR) land use designation. TDR recommends RP-1 zoning when there is a Historic Overlay. The layout of the parking, density, and other site plan issues will be reevaluated through the RP-1 process which requires the applicant to submit a Development Plan. The design of the building will be reviewed by the Historic Zoning Commission.

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. Old North Historic District has seen reinvestment in residential buildings over the years. RP-1 zoning would allow the applicant to redevelop the buildings into multi-family housing, fostering the continued reinvestment in the neighborhood. There are other multi-family dwelling units located to the west, along Scott Ave.
2. The Old North Knoxville Historic District designates this property as a property that is non-contributing to the historic significance of the neighborhood. However, the applicant has expressed interest in seeking to change the designation to contributing. The main advantage of this designation is to seek federal income tax credits for the rehabilitation. However, tax credits can only be used for income producing uses such as apartments and not condominiums for the first five years.
3. The R-1A does not permit the historical uses of the property or the building form; however, they are legal non-conforming. The following general rezoning cases that impacted this property were done on a neighborhood wide basis; including R-2 to R-1A (1987) and Historic Overlay (1992).

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

1. RP-1 regulations are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Reuse of the existing structures brings on a set of issues that need more imaginative solutions. The RP-1 and Historic Overlay processes will ensure that redevelopment fits into the surrounding area.
2. Multi-family development within existing and historical buildings meet the purpose of the plan and associated ordinance.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY/CITY,

NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposed zoning is compatible with surrounding development pattern, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the City/County. There will be additional review through the RP-1 and Historic Overlay processes to further ensure there is no adverse impact.
2. Public water and sewer utilities are available in the area.
3. No other area of the City/County will be impacted by this rezoning request.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OR 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 One Year Plan both designate TDR (Traditional Neighborhood Residential) proposed land use for this property with a condition that it has an Infill Housing or Historic Overlay.
2. The site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

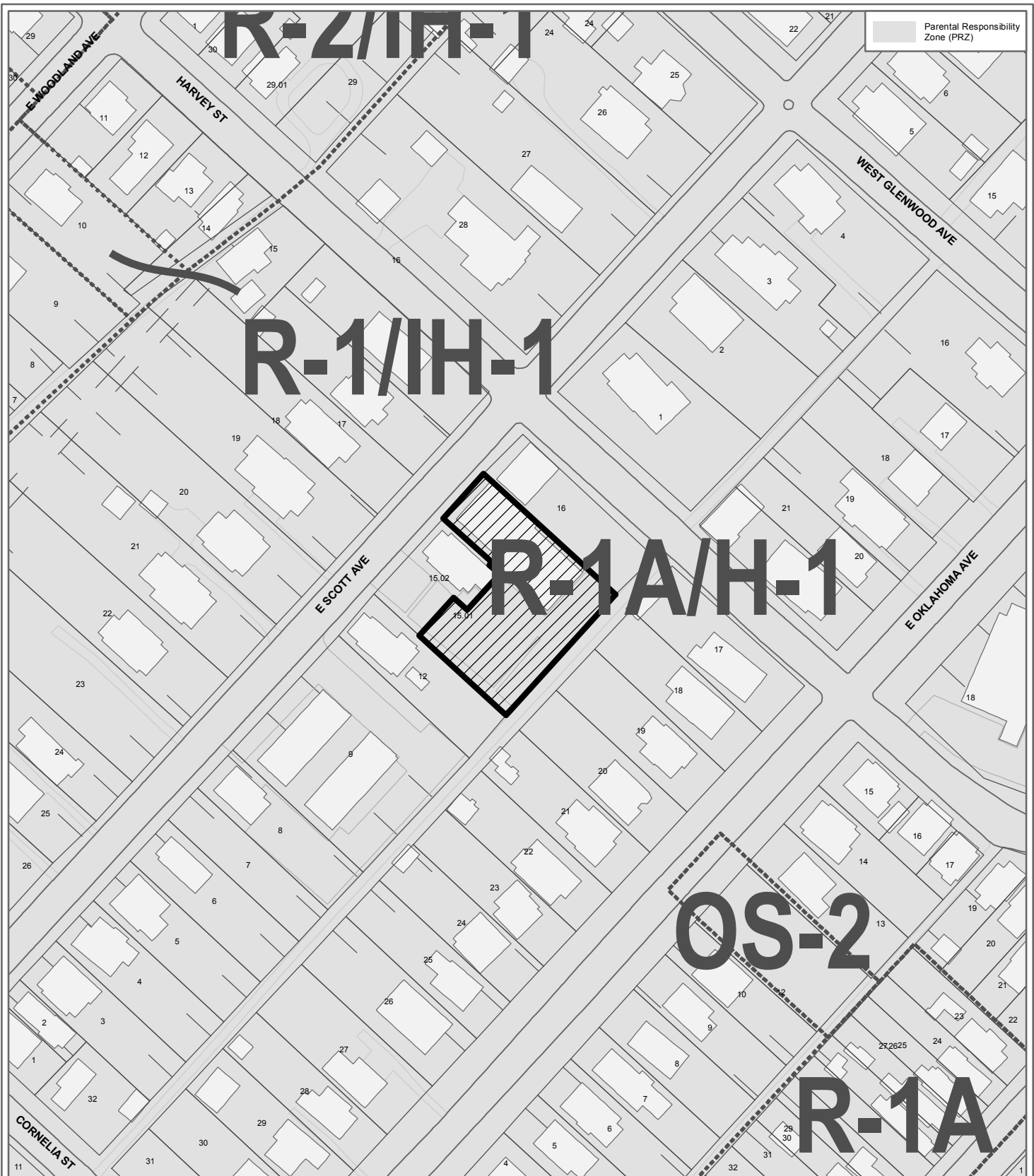
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, ages 5-18 years)

Schools affected by this proposal: Christenberry Elementary, Whittle Springs Middle, and Fulton High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 1/15/2019 and 1/29/2019. 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.



**11-F-18-RZ
REZONING**

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



Petitioner: Eaton, Laurence

Map No: 81

Jurisdiction: City





Dori Caron <dori.caron@knoxmpc.org>

Fwd: Agenda item #34 at the 11-8-2018 MPC meeting

Dori Caron <dori.caron@knoxmpc.org>
To: commission@knoxmpc.org

Tue, Nov 6, 2018 at 3:04 PM

Commissioners,
Re-sending to ensure receipt.

----- Forwarded message -----

From: **James Pierce** <piercej111@comcast.net>
Date: Tue, Nov 6, 2018 at 10:34 AM
Subject: Fwd: Agenda item #34 at the 11-8-2018 MPC meeting
To: dori.caron@knoxtrans.org

Dori,

This is the letter I sent and hopefully got to commission members yesterday.

I am forwarding you a copy just in case you can see that each member has a copy in their agenda package.

Thanks,

James

----- Original Message -----

From: James Pierce <piercej111@comcast.net>
To: Jill Tennant <jtennant81@hotmail.com>, commission@knoxmpc.org
Date: November 5, 2018 at 11:39 AM
Subject: Agenda item #34 at the 11-8-2018 MPC meeting

Commission members,

This letter represents a formal request for postponement of a decision on the application for a zoning change at 428 E. Scott from R-1A to RP-1.

The Old North Knoxville neighborhood board comprised of 13 voting members unanimously voted in favor of this request.

We feel this zoning change represents a major change in an area that is 100% R-1A and has a commitment to maintaining the integrity of this zoning.

We do however want to meet and discuss with the applicant their intentions and plans for development of this property.

There simply has not been enough time to set up meetings where the members can join to discuss this important issue.

Questions and concerns regarding number of residential units, parking concerns, trash management and the building maintaining it's historical architectural integrity have not been resolved or discussed in a public forum.

There is an Historic H-1 overlay surrounding this property that has brought investment back to this challenging part of Knoxville. That investment has been made by single families that believe in the preservation of a residential district that treasures it's history and wants to maintain it's value.

Where RP zoning occurs in our area it is used along neighborhood borders that transition to commercial zoning.

Also used along wider travel corridors with supportive off street parking.

Neither is the case with this proposal.

Give us and the applicant a chance to meet and properly review this project before making a decision.

Thank you,

James Pierce

Resident and board member

Old North Knoxville Inc.

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Dori Caron

Senior Administrative Assistant
Knoxville-Knox County Metropolitan Planning Commission
Knoxville Regional Transportation Planning Organization
400 Main Street
Suite 403
Knoxville, TN 37902
865-215-2694
dori.caron@knoxmpc.org
dori.caron@knoxtrans.org

Knoxville-Knox County MPC

400 Main St, Suite 403

Knoxville, TN 37902

Rezoning Application for 428 E Scott Avenue

File # 11-F-18-RZ

Commission,

As an owner of property directly across the street of the subject property and as a resident of the Old North Knoxville neighborhood, I am writing to oppose the proposed rezoning of 428 E Scott Avenue.

The proposed amendment is not necessary because of substantially changed or changing conditions in the area and districts affected.

- The current R-1A zoning does not prevent investment in the property. R-1A permits a variety of uses and uses on review that would be appropriate for the neighborhood. If a use outside of what is permitted by R1-A is desired, a zoning which places a limit on population density consistent with R-1A should be considered in lieu of RP-1. The density permitted under RP-1 is inconsistent with the surrounding area and will adversely affect immediately adjacent properties.
- The large multi-family dwellings to the west at 400 E Scott Ave do not represent changed or changing conditions in the neighborhood. In fact, it is quite the opposite. The 400 E Scott Ave development took place prior to the current zoning and it is an isolated exception to the single family houses and duplexes that comprise the neighborhood: this property should not be used as a precedent to allow higher density development in other parts of the ONK neighborhood. The higher density is counter to the prevailing conditions and essential character of the neighborhood.

The proposed amendment would adversely affect immediately adjacent properties and the historic district in general.

- The proposed zoning is incompatible and inconsistent with surrounding development. Compared to other areas of the neighborhood, higher rates of traffic and noise pollution from the higher population density are already evident at the 400 E Scott Ave property. The proposed rezoning of subject property would increase these adverse effects for the surrounding properties.
- The suggestion that supporting this rezoning would be consistent with past investment and foster future investment ignores the type of development being supported. All recent development and investment within ONK has been targeted towards low density single family and duplex houses that represent the essential character of the neighborhood. Allowing the proposed higher density development will set an inappropriate precedent that is inconsistent with the surrounding area, make the surrounding area less desirable, and thereby threaten to hinder future investment in adjacent properties and in the ONK neighborhood in general.

For the reasons stated above, I urge you to deny the proposed rezoning of this property.

Sincerely,



Bradford A Raines, AIA

421 E Scott Avenue

Knoxville, TN 37917

Knoxville-Knox County MPC
400 Main Street
Suite 40
Knoxville, TN 37902

November 5, 2018

File Number : 11-F-18-RZ

Dear Commissioners,

We are a residential community of historic old homes. My family moved into this house in 1955. At that time there was very few multi-residential houses in the neighborhood. Since then we have seen many of our beautiful large houses turned into apartment living. Within a few hundred feet of the proposed rezoning there is over 25 apartments available. Due to the number of apartments in the 400 block of Scott Avenue I feel that we are overpopulated for this area.

Since the H1 historic overlay we have worked diligently to restore our neighborhood to it's historic significance. Condos are definitely not historic! There are plenty of areas within the corridors of Old North Knoxville that would be much more suitable to condo development.

We have experienced speeding on our streets. Several years ago Old North Knoxville worked with the city to calm the traffic. As a result circles were installed on Scott Avenue at both Cornelia and Harvey. We have had the circles run over so many times that I have lost count. When this happens the city comes out to install new directional signs in the circles which costs the city money. It is also concerning to parents who have children playing in our yards.

There are currently plenty of living accommodations available without adding any additional. Due to the density of the population on our block I request that you please vote against changing the zoning code from R-1A to RP-1.

Thank You,

A handwritten signature in black ink that reads "Mary Ireland". The signature is written in a cursive, flowing style.

Mary Ireland
411 E. Scott Ave.

Traffic impact from converting existing high-vacancy office building to multi-family residential within residential district in Old North Knoxville in Knoxville, Tennessee

Laurence Eaton

November 6, 2018

Overview and motivation

This report provides stakeholders with results of assumption-based scenarios for the redevelopment of the 1927 Lintz Realty Company building at 428 E Scott in Old North Knoxville. The development group of Lintz Lofts, LLC proposes to acquire the building, rent for approximately 8 months as office spaces before construction to redevelop into subdivided multi-family dwelling units (condos) for resale.

This report utilizes standard industry assumptions to measure trip generation rates (peak counts per hour) applied to the three use scenarios.

Current use, short term use and long term use

The current use of the Lintz Building is grandfathered office space with a warehouse of approximately 11,000 gross square feet (5,500 square feet building footprint) on city lot of approximately 18,000 square feet.

There is a current request to the Metropolitan Planning Commission to convert it from current zoning (R1-A residential) to RP-1 (residential planned development) to accommodate conversion to multi-family. The MPC staff recommend rezoning and justification is provided in Appendix A.

The building consists of approximately 7,000 square feet subdivided space which 1,473 square feet (21%) is currently occupied by three tenants (five leasees). Approximately 4,000 square feet is common area. The current gross floor area used is 5,473 square feet.

In a short term scenario, the building is leased up to 100% of the space as office tenants. This equates to 11,000 square feet of gross floor area. In a long term scenario, the building is subdivided and owned by 16 separate owners.

Measuring trip generation rates by uses

According to the Institute of Transportation Engineers, common trip generation rates¹ by relevant office use are included in Table 1. The existing tenants (current use) are a chiropractor, licensed social worker, and health coaches. These are most closely related to medical office building in use. Previous building users have included home health companies, property maintenance companies, architects, lawyers, and food service delivery. For this reason, I've included general office building use in a general urban/suburban context and dense multiuse urban context.

¹ Trip Generation Manual 10th Edition, <http://www.ci.troutdale.or.us/publicworks/documents/itelanduselist.pdf>.

Based upon Table 1, the trips per gross floor area are highest for medical office building at 3.46 trips per hour per 1,000 gross floor area. Lower estimates are general office building are general office use and business park use. The average of these is 1.45 trips per 1,000 square feet of gross floor area.

Table 1: Trip generation rates by relevant office types

Office use	Unit of measure	Trips per unit
710 General office building (General urban/suburban)	1,000 SF Gross Floor Area	1.15
710 General office building (Dense multiuse urban)	1,000 SF Gross Floor Area	0.87
720 Medical office building	1,000 SF Gross Floor Area	3.46
770 Business park	1,000 SF Gross Floor Area	0.42

Residential uses are measured in the Trip Generation Manual not by square footage but by number of dwelling units. Four examples relevant to this situation are provided in Table 2.

Table 2: Trip generation rates by relevant multi-family types

Residential use	Unit of measure	Trips per unit
220 Multifamily housing (low rise)	dwelling units	0.56
221 Multifamily dwelling unit (mid-rise) (General urban/suburban)	dwelling units	0.44
221 Multifamily dwelling unit (mid-rise) (Dense multi-use urban)	dwelling units	0.18
270 Residential planned unit development	dwelling units	0.69

The highest trip generation rate is residential planned unit development at 0.69 trips per hour. Other types are multifamily low rise and mid rise housing in general urban/suburban and dense multi-use urban contexts. The average trip per unit is 0.4675 trips per unit per hour (peak).

Scenario results for the Lintz Building for three scenarios

The trip generation rates are applied to gross square foot area for a current use (high vacancy), short term use (no vacancy office), and long term use (multifamily residential). The assumptions for office use follow from previous sections. For a long term use, it is assumed that the building is subdivided and occupied across 16 dwelling units.

Table 3 below shows the application of the trip generation assumptions to the values from the three scenarios. For each scenario, four peak trips per hour estimates are generated. A fifth value is the average of these four estimates for convenience in comparison.

Office	Current area (1000 sq ft)	Peak Trips per hour	Short Term area (1000 sq ft)	Peak Trips per hour	Long Term (1000 sq ft)	Peak Trips per hour
710 General office building	5.473	6.29	11	12.65	n/a	n/a
710 General office building	5.473	4.76	11	9.57	n/a	n/a
720 Medical office building	5.473	18.94	11	38.06	n/a	n/a
770 Business park	5.473	2.30	11	4.62	n/a	n/a
	Average	8.07	Average	16.225		
Residential	Current area (1000 sq ft)	Peak Trips per hour	Short Term area (1000 sq ft)	Peak Trips per hour	Dwelling units	Peak Trips per hour
220 Multifamily housing (low rise)	n/a		n/a		16	8.96
221 Multifamily dwelling unit (mid-rise)	n/a		n/a		16	7.04

221 Multifamily dwelling unit (mid-rise)	n/a	n/a	16	2.88
270 Residential planned unit development	n/a	n/a	16	11.04
			Average	7.48

A comparison of the average trips generated per hour (peak) of the three scenarios is below in Figure 1.

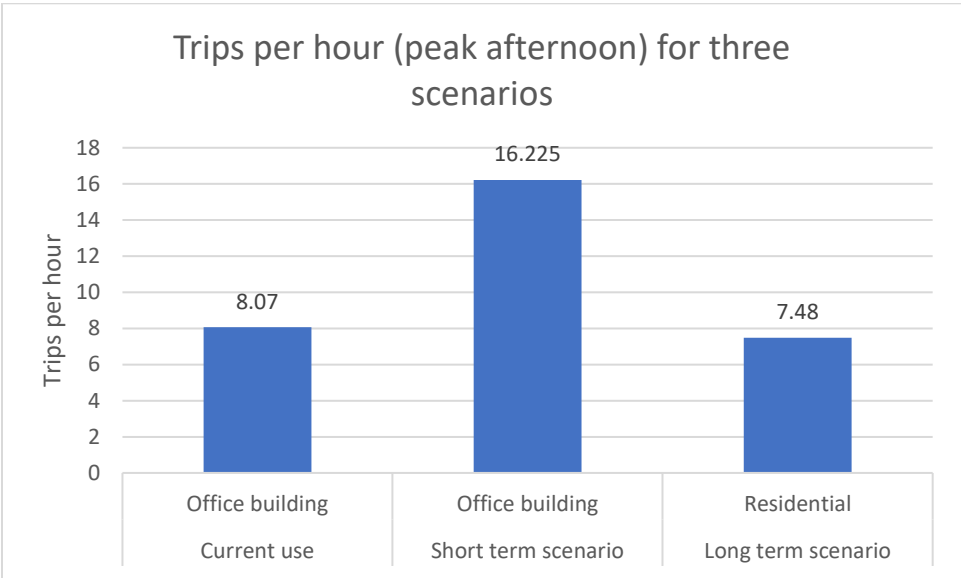


Figure 1: Trips per hour (peak afternoon 4-6:30PM) for three different scenarios

Discussion

The impact of a change in land/building use in residential neighborhoods is a serious concern to stakeholders. In the Old North Knoxville neighborhood, zoning change impacts the context of historic homes and momentum created through decades of progress to convert single family residences from apartment/efficiency houses back to single family. This particular situation is no less important for the neighborhood to consider.

The results of this simple analysis demonstrate that the conversion of an office building to residential condominiums *can reduce peak traffic volume by 0.6 cars per hour from current levels and 8.75 cars per hour from a full-capacity scenario*. This result, however, is difficult to envision because the Lintz Building has, historically, experienced high vacancy.

In an office setting, traffic is continuous as tenants, visitors, and clients come and go throughout the day. In a residential setting, the majority of traffic occurs at peak travel times between 7-9am and 4-6:30pm. The impact of this travel activity during peak times is mitigated by the fact that the Lintz building has off-street, fenced parking accessed from the alley connecting Harvey and Cornelia Streets.

Finally, it is important to note that the results of this analysis are assumed using industry values and are not generated through actual data collected on traffic.

Appendix A: MPC staff conditions for recommendation R1-A to RP-1

From agenda package at <https://agenda.knoxmpc.org/2018/nov2018/11-F-18-RZ.pdf>

STAFF RECOMMENDATION:

RECOMMEND that City Council APPROVE RP-1 (Planned Residential District) / H-1 (Historic Overlay)

COMMENTS: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

1. Old North Historic District has seen reinvestment in residential buildings over the years. RP-1 zoning would allow the applicant to redevelop the buildings into multi-family housing, fostering the continued reinvestment in the neighborhood.
2. There are other multi-family dwelling units located to the west, along Scott Ave.

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

1. RP-1 regulations are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Reuse of the existing structures brings on a set of issues that need more imaginative solutions. Also having the Historic Overlay will ensure that redevelopment fits into the surrounding area.
2. Multi-family development within an existing set of attached buildings, meets the purpose of the ordinance.

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 proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
2. Public water and sewer utilities are available in the area.
3. No other area of the County will be impacted by this rezoning request.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OR 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 proposes TDR (Traditional Neighborhood Residential) designation which permit RP-1 zoning.
2. The site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan map."



Dori Caron <dori.caron@knoxmpc.org>

[MPC Comment] November 8 MPC Agenda - 428 E Scott

Bradford Raines <bradfordraines@gmail.com>

Wed, Nov 7, 2018 at 11:11 PM

Reply-To: bradfordraines@gmail.com

To: commission@knoxmpc.org

Cc: jeff.archer@knoxmpc.org, Kaye Graybeal <kaye.graybeal@knoxmpc.org>, laurence.eaton@gmail.com

All,

Laurence Eaton contacted me today and we discussed by phone his application #11-F-18-RZ for 428 E Scott Avenue. He provided me with information and clarifications not contained within the application, which are summarized in the email below (I have edited Laurence's original email down to points most relevant to my initial concerns). I am unable to attend the meeting tomorrow, but given this new information, to clarify and qualify the comments provided in my previous letter, under the conditions listed below, and for this specific proposed development, I am not opposed to the proposed RP-1 rezoning.

It is my understanding that the specifics of the development plan are subject to subsequent public comment and MPC review / approval. Per the zoning ordinance 3.1-G-2 through 3, should this proposal move to the development plan review stage, I would ask that particular consideration be given to appropriate conditions and/or deed restrictions that would ensure responsible and context appropriate development and use of the property in the long term.

Thank you,

Brad Raines
421 E Scott Ave

From: Laurence Eaton <laurence.eaton@gmail.com>

Sent: Wednesday, November 07, 2018 6:08 PM

To: Brad Raines <braines@mhminc.com>

Subject: Re: Follow-up

Brad,

I sure appreciate your time and energy to engage with us on our application! Here are a few highlights you requested:

Our intention with redeveloping 428 E Scott is the following:

- 1) The multifamily rezoning request is to support 10 CONDOS (not apartments)- condos are subdivided owned spaces (horizontal rights apply), separately taxed, metered (for utilities) and serviced by trash pickup
- 2) Condos will be owner occupied
- 3) Explicitly alley access parking (the topography benefits this)
- 4) The rezoning request is the first of three meetings- the second is a special use to review conditions- site plan, landscaping, open space requirements, all of which the neighborhood could oppose if we try to take in a different direction. the third meeting is H-1.
- 5) Just to reiterate, 6 of the 10 units will only be accessible from back parking lot. 2 of the 4 will be preferred access from the back parking lot.

On Tue, Nov 6, 2018 at 7:26 PM Bradford Raines <bradfordraines@gmail.com> wrote:

Please find attached letter regarding the rezoning application for 428 E Scott, File #11-F-18-RZ and the associated MPC rezoning report.

Thank you,

Brad Raines
421 E Scott Avenue

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxmpc.org>

commission - knoxmpc.org admins: Message Pending [{{ILQsd2p-6GXWioCb2kwApUqfO2ByiuC0}}

Commission <commission+msgappr@knoxmpc.org>

Thu, Nov 8, 2018 at 10:53 AM

A message has been sent to the commission group and is awaiting approval. We've included this message for your review.

The message requires moderation because the user does not have permission to post.

You can approve or reject this message or you can approve this message by replying to this email.



Start your own group, visit the help center, or report abuse.

----- Forwarded message -----
From: Irina L <irynaloboda@gmail.com>
To: commission@knoxmpc.org
Cc: jtennant81@hotmail.com
Bcc:
Date: Thu, 8 Nov 2018 10:53:02 -0500
Subject: File#11-F-18-RZ
File#11-F-18-RZ

Dear Commissioners,

I am the owner and resident of 425 E. Scott located directly across the street from the discussed property, 428 E Scott ave.

I urge you to hear the concerns of the current residents. All the submitted letters provide very good reasons why this zoning request should be denied, or at very least postponed.

The zoning amendment will not be consistent with the Knoxville city plan.

- 1) The proposed development significantly exceeds the density specified in Traditional Neighborhood Residential classification. The applicant is proposing to develop 10 units on a lot less than half an acre. However, according to the Central City Sector Plan classification on page 68, the Traditional Neighborhood Residential density ranges from 4 to 8 units per acre in the city.
- 2) The proposed RP-1 zoning does not meet the zoning requirement of "assurance of adequate and timely provision of ... streets." All access streets are local, and the access to the parking lot is through an alley. The current city ordinance permits on review multi-dwelling developments in R-1 A district, "provided the site has vehicular access to a collector or arterial street as shown on the adopted City of Knoxville major thoroughfare system plan." Why would MPC permit the Planned Residential district zoning with an access to a local street?

I request that MPC consider the parking needs of the residents of the adjacent streets. Many of us don't have any choice of parking except on the street. Before any RP rezoning happens, reserved on-street parking should be secured for the residents.

RP-1 regulation is intended to "encourage more imaginative solutions to environmental design problems." Filling the historic building up to the brim with condos in an established historic neighborhood would not be a creative solution for supporting urban growth. An imaginative solution requires creativity and knowledge of the entire neighborhood. This development proposal was conceived without any input from the community.

For the reasons stated above, I urge you to deny the proposed rezoning of 428 E Scott property.

Iryna Loboda
425 E Scott ave.

Knoxville-Knox County MPC
400 Main St, Suite 403
Knoxville, TN 37902

November 28, 2018

Rezoning Application for 428 E. Scott Avenue
File # 11-F-18-RZ

DEC 3 2018

Dear Commissioners,

I would like to go on record as opposing the proposed zoning change to 428 E Scott, and the plan to convert the property to condos. I live in the next block of Scott.

I have both a micro and a macro objection to the plan. On the micro level, this property is located on a block of Scott Av that is already saturated with multiple apartments. Some are in individual houses and, of course, the 400 property which has at least sixteen units and is located in the middle of the block. This block of Scott probably well exceeds the apartment/condo saturation of any other block in the Old North area, excepting the blocks surrounding the Love towers.

Even if it was a good idea to start allowing condo conversions within the confines of the neighborhood, this would be the last block to consider. Besides, Scott Avenue is one of the preeminent streets, containing many large, fine homes, the majority of which have converted back to single family.

My macro objection is that, in my opinion, condo development should be confined to the three major thoroughfares that bound the neighborhood, Broadway, Central, and Woodland. There are ample structures on those streets begging for redevelopment which would allow more people to live in the neighborhood, albeit around the perimeter. If this zoning change is allowed and the condos are built, it will set a precedent for condo development within the body proper of the neighborhood. There are other structures, no more than two blocks away on Anderson, that will immediately feel the pressure for conversion.

Retain the R1-A zoning on 428. The building in the past supported a number of small businesses. Let the owner and prospective buyer establish a new use for the building as currently zoned.

Sincerely,



William McGowan
522 E. Scott Av
Knoxville, TN 37917



Dori Caron <dori.caron@knoxmpc.org>

[MPC Comment] Re: File #11-F-18-RZ

Christopher DeRolph <chrisderolph@gmail.com>

Fri, Dec 7, 2018 at 1:10 PM

Reply-To: chrisderolph@gmail.com

To: commission@knoxmpc.org

Re: File #11-F-18-RZ

Dear Commissioners:

As an Old North Knoxville resident for the past 4 years, I am writing to express my support of the rezoning request of 428 E Scott from R1-A to RP-1. The building has seen multiple uses over the past 90 years, including office, commercial and industrial.

As City Councilwoman Lauren Rider, who lives in Old North Knoxville and is a former head of the neighborhood organization, recently said to Compass "I've always thought residential is the best use of that property," noting that the office building has been a nonconforming land use for years. I agree with Councilwoman Rider.

Thank you,

Chris DeRolph
[141 Leonard Place](#)

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxmpc.org>

[MPC Comment] 428 E Scott Ave

Jonathan Repass <Jonathan_Repass@teamhealth.com>
Reply-To: jonathan_repass@teamhealth.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Fri, Dec 7, 2018 at 1:30 PM

Dear Commissioners,

I am writing to express my support of the rezoning request of 428 E Scott from R1-A to RP-1 to allow multi-family redevelopment for up to 10 units. I live in Old North Knoxville on E Scott Ave, about a block from the 438 E Scott property. I've considered the feasible options for the property and have concluded that a condo conversion will be the best use for the property and best fit for our neighborhood. I support the rezoning and look forward to welcoming neighbors in Old North Knoxville who would love to live and own in our neighborhood without the maintenance responsibility of our beautiful, historic homes.

Sincerely,

Jonathan Repass

[700 E Scott Avenue](#)

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M P C

METROPOLITAN
PLANNING
COMMISSION

T E N N E S S E E

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: Laurence Eaton

Date Filed: 9/25/18

Meeting Date: 11/8/18

Application Accepted by: Jamar Reed

Fee Amount: \$600 File Number: Rezoning 11-F-18-RZ

Fee Amount: 700 File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 428 E. Scott Ave

General Location: Intersection of Harvey Street and E. Scott Avenue

Parcel ID Number(s): 081LQ01501

Tract Size: ± 0.4 Acres

Existing Land Use: Office

Planning Sector: Central City

Growth Policy Plan: Office City

Census Tract: 66

Traffic Zone: 92

Jurisdiction: City Council 4 District
 County Commission _____ District

Requested Change

REZONING

FROM: RA (H-1)

TO: RP-1 (H-1)

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

10 unit multi-dwelling

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Laurence Eaton

Company: self

Address: 409 W. Glenwood Ave

City: Knoxville State: TN Zip: 37917

Telephone: (865) 207 7461

Fax: _____

E-mail: laurence.eaton@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Same as option holder

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: [Signature]

PLEASE PRINT

Name: Same as above

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

See Tom Brechko w/questions



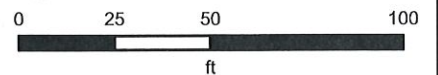
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Letter Portrait

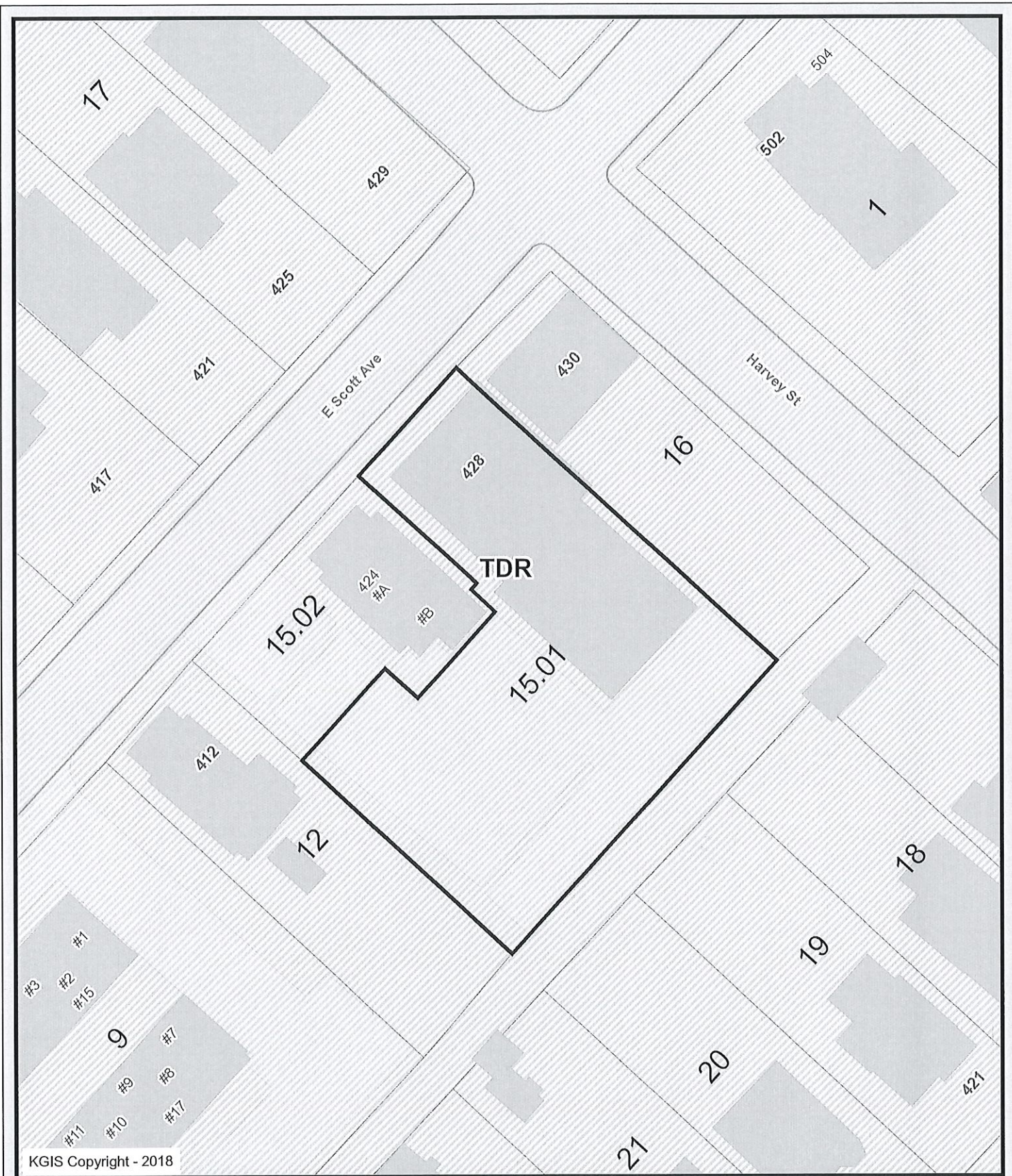
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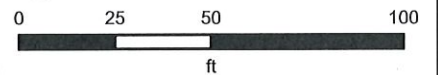
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R-1A/H-1

15.02

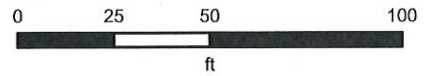
15.07

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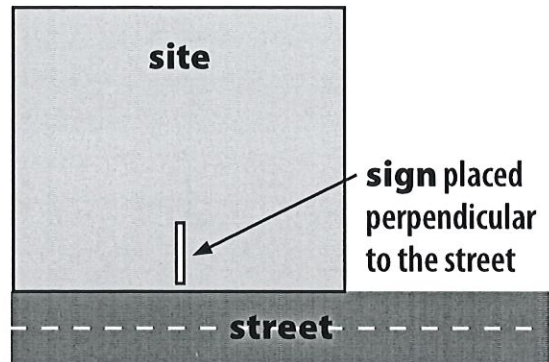
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Oct 24

and

Nov 9

(15 days before the MPC meeting)

(the day after the MPC meeting)

Signature: _____

Printed Name: _____

Phone: _____

Email: _____

Date: _____

MPC File Number: _____