

▶ **FILE #:** 1-H-18-RZ

**AGENDA ITEM #:** 38

**AGENDA DATE:** 1/11/2018

▶ **APPLICANT:** CHRISTINA BOULER

OWNER(S): Christina Boulter

TAX ID NUMBER: 81 M V 010

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 114 Hinton Ave

▶ **LOCATION:** Southeast side Hinton Ave., southwest of N. Central St.

▶ **APPX. SIZE OF TRACT:** 6175 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Hinton Ave., a local street with 38' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

▶ **ZONING REQUESTED:** R-4 (Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Duplex

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Hinton Ave., parking lot / I-2 (Restricted Manufacturing & Warehousing)

South: Church / C-3 (General Commercial)

East: Block commercial building / C-3 (General Commercial)

West: House / I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT: This area is developed with commercial and light industrial uses to the northeast along N. Central St., under C-3 and I-2 zoning. To the south and west are primarily residences, zoned I-2, and O-1.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE R-4 (Residential) zoning.**

R-4 zoning is appropriate for this site, which is currently vacant, and located between a large commercial building on N. Central St. and a residence. It is a transitional zone that allows multi-dwelling structures and home occupations as permitted uses. R-4 development of this site would be compatible with surrounding development and zoning, and is consistent with the future land use plans proposals for the property.

**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. This site is shown within a Mixed Use Special District (MU-CC11) on the One Year Plan and sector plan maps, which allows consideration of the requested R-4 zoning.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is adjacent to both commercial and residential uses, making it appropriate for more intense infill development.
3. The proposed R-4 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The requested R-4 zone is intended for medium population density areas of the City where preservation of existing structures is desirable. In addition, studios for the creative professions which are in keeping with the residential character of the area, are permitted.
2. Based on the above description, R-4 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. R-4 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to develop the property with a duplex, as proposed.
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 City of Knoxville One Year Plan and the Central City Sector Plan designate this property as part of a MU-SD (Mixed Use - Special District) CC-11. This designation allows consideration of R-4 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 2/13/2018 and 2/27/2018. 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.



Parental Responsibility Zone (PRZ)

**1-H-18-RZ  
REZONING**

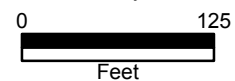
From: I-2 (Restricted Manufacturing and Warehousing)  
To: R-4 (Residential)



Petitioner: Boulter, Christina

Map No: 81

Jurisdiction: City



Original Print Date: 12/18/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**REZONING**       **PLAN AMENDMENT**

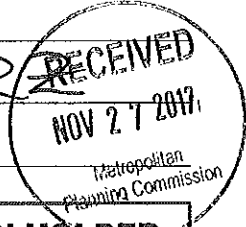
Name of Applicant: CHRISTINA BOULER

Date Filed: 11/27/17      Meeting Date: Jan 11, 2018

Application Accepted by: Bussseau

Fee Amount: \$500      File Number: Rezoning 1-H-18-R

Fee Amount: \_\_\_\_\_      File Number: Plan Amendment \_\_\_\_\_



**PROPERTY INFORMATION**

Address: 114 HINTON AVE

General Location: HAPPY HOLLER  
SE side Hinton Ave, SW  
of N. Central St.

Parcel ID Number(s): 081MV010

Tract Size: 42' X 147'

Existing Land Use: P-QP

Planning Sector: MU-SD

Growth Policy Plan: CITY OF KNOXVILLE

Census Tract: 66

Traffic Zone: 98

Jurisdiction:  City Council 4 District  
 County Commission B District

**Requested Change**  
**REZONING**

FROM: I-2

TO: R-4

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**PROPOSED USE OF PROPERTY**  
DUPLEX

Density Proposed 14 Units/Acre

Previous Rezoning Requests: None noted

**PROPERTY OWNER**     **OPTION HOLDER**

PLEASE PRINT

Name: CHRISTINA BOULER

Company: \_\_\_\_\_

Address: 113 GILL AVE

City: KNOXVILLE    State: TN    Zip: 37917

Telephone: 8656862408

Fax: \_\_\_\_\_

E-mail: CRBOULER@GMAIL.COM

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: CHRISTINA BOULER

Company: \_\_\_\_\_

Address: 113 GILL AVE

City: KNOXVILLE    State: TN    Zip: 37917

Telephone: 8656862408

Fax: \_\_\_\_\_

E-mail: CRBOULER@GMAIL.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: Christina Bouler

PLEASE PRINT

Name: CHRISTINA BOULER

Company: \_\_\_\_\_

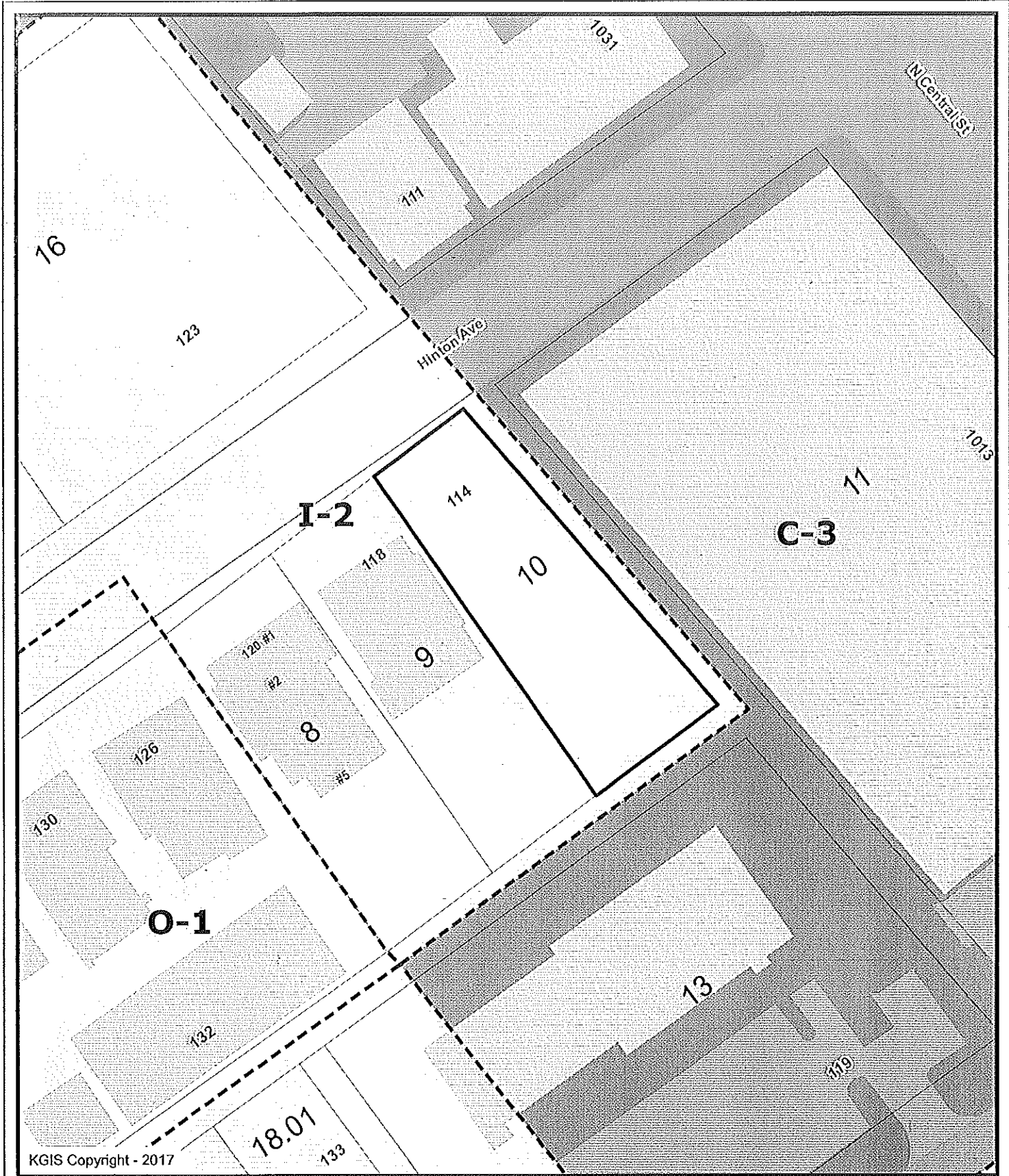
Address: 113 GILL AVE

City: KNOXVILLE    State: TN    Zip: 37917

Telephone: 8656862408

E-mail: CRBOULER@GMAIL.COM



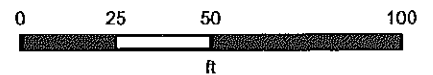


KGIS Copyright - 2017

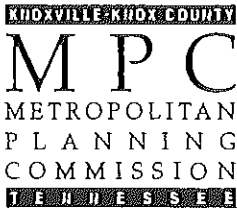
Letter Portrait

Printed: 11/27/2017 at 4:13:33 PM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damages, loss, or liability arising from any use of this map product.



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 a sign to post on the property at the time of application.

The sign 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 should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the 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 the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before ~~1/15~~ Dec 27, 2017 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: Christina Bouler  
Printed name: CHRISTINA BOULER  
MPC/BZA File #: 1-H-18-RZ

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