

▶ **FILE #:** 6-K-18-RZ (REVISED)

AGENDA ITEM #: 44

AGENDA DATE: 6/14/2018

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

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

TAX ID NUMBER: 94 N L 005 & 006

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1810 Highland Ave

▶ **LOCATION:** Southeast side Highland 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 Highland Ave., a minor collector street with 35' of pavement width within 50' of right-of-way, or Eighteenth St., a local street with 30' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED:

▶ **PRESENT ZONING:** R-2 (General Residential) / NC-1 (Neighborhood Conservation Overlay)

▶ **ZONING REQUESTED:** O-2 (Civic and Institutional) / NC-1 (Neighborhood Conservation Overlay)

▶ **EXISTING LAND USE:** Three vacant houses and one vacant store building

▶ **PROPOSED USE:** Parking

EXTENSION OF ZONE: Yes, extension of O-2 zoning from the west

HISTORY OF ZONING: The NC-1 overlay was added in 2000 (8-Q-00-RZ).

SURROUNDING LAND USE AND ZONING: North: Highland Ave., apartments - R-2 (General Residential)

South: Fellowship center and two houses - O-2 (Civic & Institutional) - PENDING

East: Eighteeneth St., house - R-2 (General Residential) / NC-1 (Neighborhood Conservation Overlay)

West: Ft. Sanders Hospital parking deck - 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-2 (Civic & Institutional) / NC-1 (Neighborhood Conservation Overlay) zoning**

O-2 is a logical extension of zoning from the west, and is compatible with the surrounding land uses and zoning pattern. The NC-1 overlay will remain in place 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. 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.
3. The NC-1 (Neighborhood Conversation Overlay) will remain in place, regardless if the base zoning changes.

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.

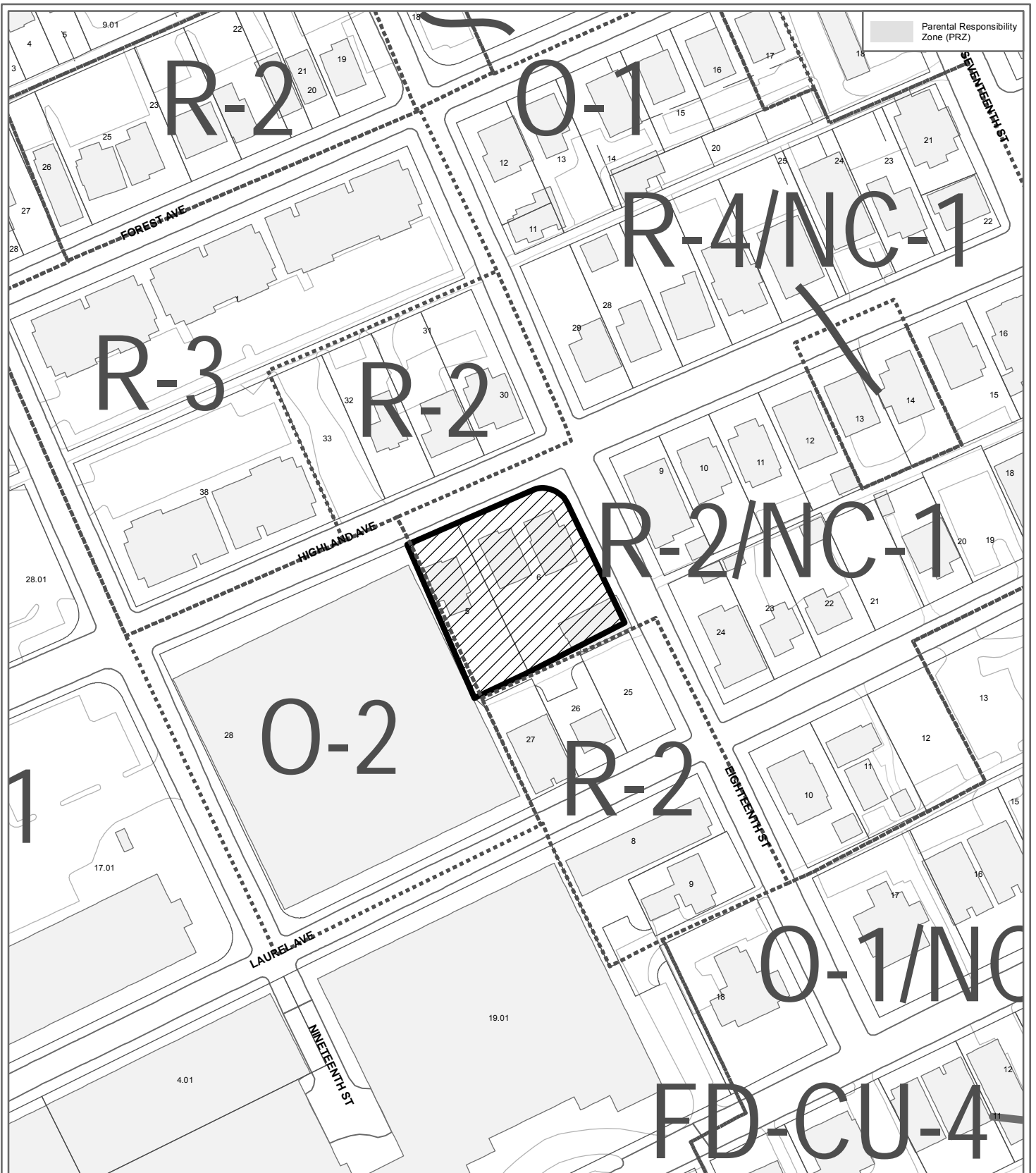
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan and the City of Knoxville One Year Plan both propose office uses for this site, consistent with the requested 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 7/17/2018 and 7/31/2018. 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.



**6-K-18-RZ
REZONING**

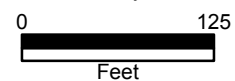
From: R-2 (General Residential) / NC-1 (Neighborhood Conservation Overlay)
To: O-2 (Civic and Institutional)



Petitioner: Land Development Solutions

Map No: 94

Jurisdiction: City



Original Print Date: 5/14/2018

Revised:

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

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

REZONING

REVISED

5/29/18

Date Filed: 4/30/2018

Name of Applicant: LAND DEVELOPMENT SOLUTIONS

Meeting Date: 6/14/2018

Application Accepted By: Sherry Michienzi

Rezoning File Number: 6-K-18-RZ

Plan Amendment File Number:

PROPERTY INFORMATION

Street Address:

1810 Highland Ave

General Location:

Southeast side Highland Ave., southwest side Eighteenth St.

Tract Size: 15000 square feet

Parcel ID: 94 N L 005 & 006

Existing Land Use:

Three vacant houses and one vacant store building

Planning Sector: Central City

Growth Plan: Urban Growth Area (Inside City Limits)

Census Tract(s): 69

Traffic Zone(s): 60

Jurisdiction: City Council District 1

PROPERTY OWNER/OPTION HOLDER

Fort Sanders Regional Medical Center and Foundation

1901 Clinch Ave

Knoxville, TN 37916

Telephone: 865-331-1111

Fax:

Email: kaltshuler@covhlth.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

Land Development Solutions

310 Simmons Rd Suite K

Knoxville, TN 37922

Telephone: 865-671-2281

Fax: 865-671-2283

Email: rbaksa@ldstn.com

APPROVAL REQUESTED

Rezoning

FROM:

R-2 (General Residential) / NC-1 (Neighborhood Conservation Overlay)

TO:

O-2 (Civic and Institutional) / NC-1 (Neighborhood Conservation Overlay)

Plan Amendment

No longer requesting removal of NC-1 overlay. - AMB

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: _____

Land Development Solutions

310 Simmons Rd Suite K

Knoxville, TN 37922

Telephone: 865-671-2281

Fax: 865-671-2283

Email: rbaksa@ldstn.com

PROPOSED USE OF PROPERTY

Parking

Density Proposed:

Previous Rezoning Requests:

NC-1 overlay was approved in 2000 (8-G-00-RZ)



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

[MPC Comment] Fwd: Ft Sanders rezoning - Highland Ave. - 6-K-18-RZ

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Tue, May 29, 2018 at 12:10 PM
Reply-To: mike.brusseau@knoxmpc.org
To: Commission <commission@knoxmpc.org>

MPC file # 6-K-18-RZ - Applicant is no longer requesting removal of the NC-1 overlay. Application has been revised accordingly.

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

From: **Rusty Baksa** <rbaksa@ldstn.com>
Date: Tue, May 29, 2018 at 12:05 PM
Subject: RE: Ft Sanders rezoning - Highland Ave. - 6-K-18-RZ
To: Michael Brusseau <mike.brusseau@knoxmpc.org>
Cc: "Danny Edsell (dedsell@covhlth.com)" <dedsell@covhlth.com>, "Birmingham, Patrick J" <pbirming@covhlth.com>, "Arthur Seymour Jr. (ajseymour@fmsllp.com)" <ajseymour@fmsllp.com>

Mike - that is correct we only want the rezoning to O-2 now that the HZC approved the removal of the buildings.

Rusty

E. J. (Rusty) Baksa

Land Development Solutions

310 Simmons Road Suite K

Knoxville, TN 37922

Ph - 865-671-2281

Direct - 865-312-6239

REZONING PLAN AMENDMENT

Name of Applicant: Land Development Solutions

Date Filed: 4/30/18

Meeting Date: 6/14/18

Application Accepted by: Sherry Michienzi

Fee Amount: File Number: Rezoning

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 1802, 1804 & 1810 Highland Ave & 307 Eighteenth St
General Location: Two Parcels south of Highland between Nineteenth St and Eighteenth St

Parcel ID Number(s): 094NL005 & 094NL006

Tract Size: ~15,000 sf
Existing Land Use: 3 vacant houses & 1 vacant store

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 / NC-1

TO: O-2

PLAN AMENDMENT

One Year Plan Sector Plan

FROM:

TO:

PROPOSED USE OF PROPERTY

Parking

Density Proposed Units/Acre

Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Keith Altshuler

Company: Fort Sanders Regional Medical

Address: 1901 Clinch Ave

City: Knoxville State: TN Zip: 37916

Telephone: 331-1111

Fax:

E-mail: kaltshuler@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: [Handwritten 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

