



PLAN AMENDMENT REPORT

▶ **FILE #:** 1-H-19-SP

AGENDA ITEM #: 31

AGENDA DATE: 1/10/2019

▶ **APPLICANT:** **RBH GROUP**
OWNER(S): Dennis Redfield

TAX ID NUMBER: 81 G E 016

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 148 Atlantic Ave

▶ **LOCATION:** **Southwest corner of Atlantic Ave. and Coram St.**

▶ **APPX. SIZE OF TRACT:** **0.2 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Atlantic Ave., a major collector, with a pavement width of 24 feet, within a right-of-way of 34 feet. This parcel also has access via Coram S.t, a local street, with a pavement width of 19 feet, within a right-of-way of 42 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **LI (Light Industrial) / I-3 (General Industrial)**

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

▶ **EXISTING LAND USE:** **Single Family Residential**

▶ **PROPOSED USE:** **Single Family Residential**

EXTENSION OF PLAN DESIGNATION:

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Vacant / TDR Traditional Neighborhood Residential)

South: Wholesale / LI (Light Industrial)

East: Single family residential / TDR Traditional Neighborhood Residential)

West: Wholesale / LI (Light Industrial)

NEIGHBORHOOD CONTEXT This area is a largely single family residential neighborhood abutting the industrial area around Heiskell Ave. and Central Ave.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION # 1-H-19-SP, amending the Central City Sector Plan to TDR (Traditional**

Neighborhood Residential) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).

Staff recommends TDR (Traditional Neighborhood Residential) land use designation for this property. The property is located within the Linwood neighborhood, which is also designated at TDR in the sector plan. The existing land use of the property is single family residential and the requested rezoning to R-2/IH-1 will bring the zoning and land use in conformance with the surrounding land use pattern.

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

Neighborhoods near the urban core of the City of Knoxville are experiencing growth in infill development and redevelopment of existing residential structures.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

There are no new roads or utilities expanded into this area since the Central City Sector Plan was adopted.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Central City Sector Plan should have considered the existing land use for this property when establishing the boundaries of the TDR area.

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

The population of the City continues to grow steadily. As this growth continues, plans needs to recognize areas that can accommodate reuse of and redevelopment of existing residential uses that fit into the surrounding area. This location is an ideal place for TDR uses given the surrounding land use patterns and existing transportation network.

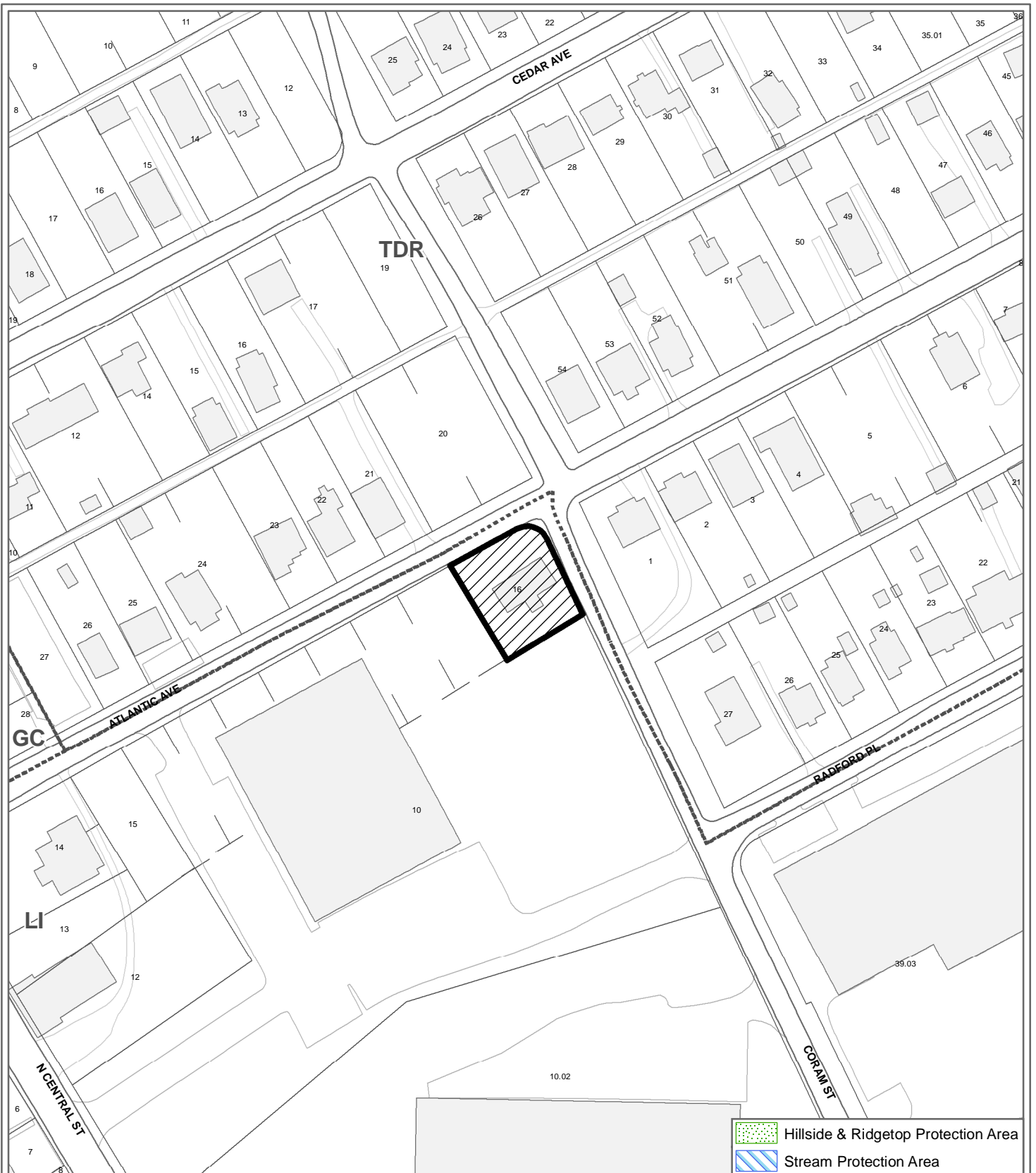
State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2019 and 2/26/2019. If denied, Knoxville-Knox County Planning Commission'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 30 days to appeal a Planning Commission decision in the City.



**1-H-19-SP
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: LI (Light Industrial)
To: TDR



Petitioner: RBH Group

Map No: 81

Jurisdiction: City



Original Print Date: 12/17/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR PLAN

WHEREAS, the Knoxville-Knox County 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 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 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, RBH Group, has submitted an application to amend the Sector Plan from Light Industrial to Traditional Neighborhood Residential, for property described in the application; and

WHEREAS, the 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 Planning Commission, at its regularly scheduled public hearing on January 10, 2019, 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 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 #1-H-19-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



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-J-19-RZ **AGENDA ITEM #:** 31
1-E-19-PA **AGENDA DATE:** 1/10/2019

▶ **APPLICANT:** RBH GROUP
OWNER(S): Dennis Redfield

TAX ID NUMBER: 81 G E 016 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 148 Atlantic Ave.

▶ **LOCATION:** Southwest corner of Atlantic Ave. and Coram St.

▶ **TRACT INFORMATION:** 0.2 acres.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Atlantic Ave., a major collector, with a pavement width of 24 feet, within a right-of-way of 34 feet. This parcel also has access via Coram St., a local street, with a pavement width of 19 feet, within a right-of-way of 42 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-3 (General Industrial)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** TDR (Traditional Neighborhood Residential) / R-2 (General Residential) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Single Family Dwelling

▶ **PROPOSED USE:** Single Family Dwelling

EXTENSION OF PLAN DESIGNATION/ZONING: Extension of existing TDR

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Vacant / TDR (Traditional Neighborhood Residential)

South: Wholesale / LI (Light Industrial)

East: Single family residential / TDR (Traditional Neighborhood Residential)

West: Wholesale / LI (Light Industrial)

NEIGHBORHOOD CONTEXT: This area is a largely single family residential neighborhood abutting the industrial area around Heiskell Ave. and Central Ave.

STAFF RECOMMENDATION:

- ▶ **RECOMMEND that City Council APPROVE TDR (Traditional Neighborhood Residential) as the One Year Plan land use designation.**

This property is located adjacent on two sides of the lot to the Linwood neighborhood along Coram St and Atlantic Ave, which is currently designated as TDR as part of the one year plan. This property has an existing single family residential property that is used as a single family residential home. This request for TDR and the rezoning request to R-2/I-H1 would bring the land use plan designation and zoning in line with the existing use of the property.

- ▶ **RECOMMEND that City Council APPROVE R-2 (General Residential) / IH-1 (Infill Housing Overlay) zoning.**

Staff recommends R-2 zoning and IH-1 overlay zoning for this property, consistent with the recommended amendments to the One Year Plan (1-E-19-PA) and Central City Sector Plan (1-H-19-SP). The area is located adjacent to the Linwood neighborhood and is currently used as a single family residential property.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

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

AN ERROR IN THE PLAN - The One Year Plan created an error for this property by not including it in the TDR designation with the surrounding neighborhood.

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 - There are no major changes in this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has not be a change in public policy since the adoption of the One Year Plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT- There have been no new plans or studies available which reveals the need for the plan amendment.

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. Infill development of vacant and underutilized properties is continuing to increase in the neighborhoods close to the urban core of the City of Knoxville.
2. This property is currently used as a single family residential property and the existing adjacent warehouse uses have not expanded into this site.

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

1. The R-2 general residential district is designed to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments.
2. The Linwood neighborhood is a pre-1950s neighborhood in Knoxville. The IH-1 zoning overlay district is intended to foster infill residential development and major additions that are compatible with the design of original houses in older Knoxville neighborhoods, particularly those built prior to 1950 along grid streets that often had sidewalks and alleys.

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. This R-2 zoning amendment shall not adversely affect any other part of the county.
2. The IH-1 overlay requires a certificate of appropriateness to be issued as part of the review process for any exterior additions, visible from the street. This board will review any proposed changes to ensure consistency with the surrounding neighborhood character.

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:

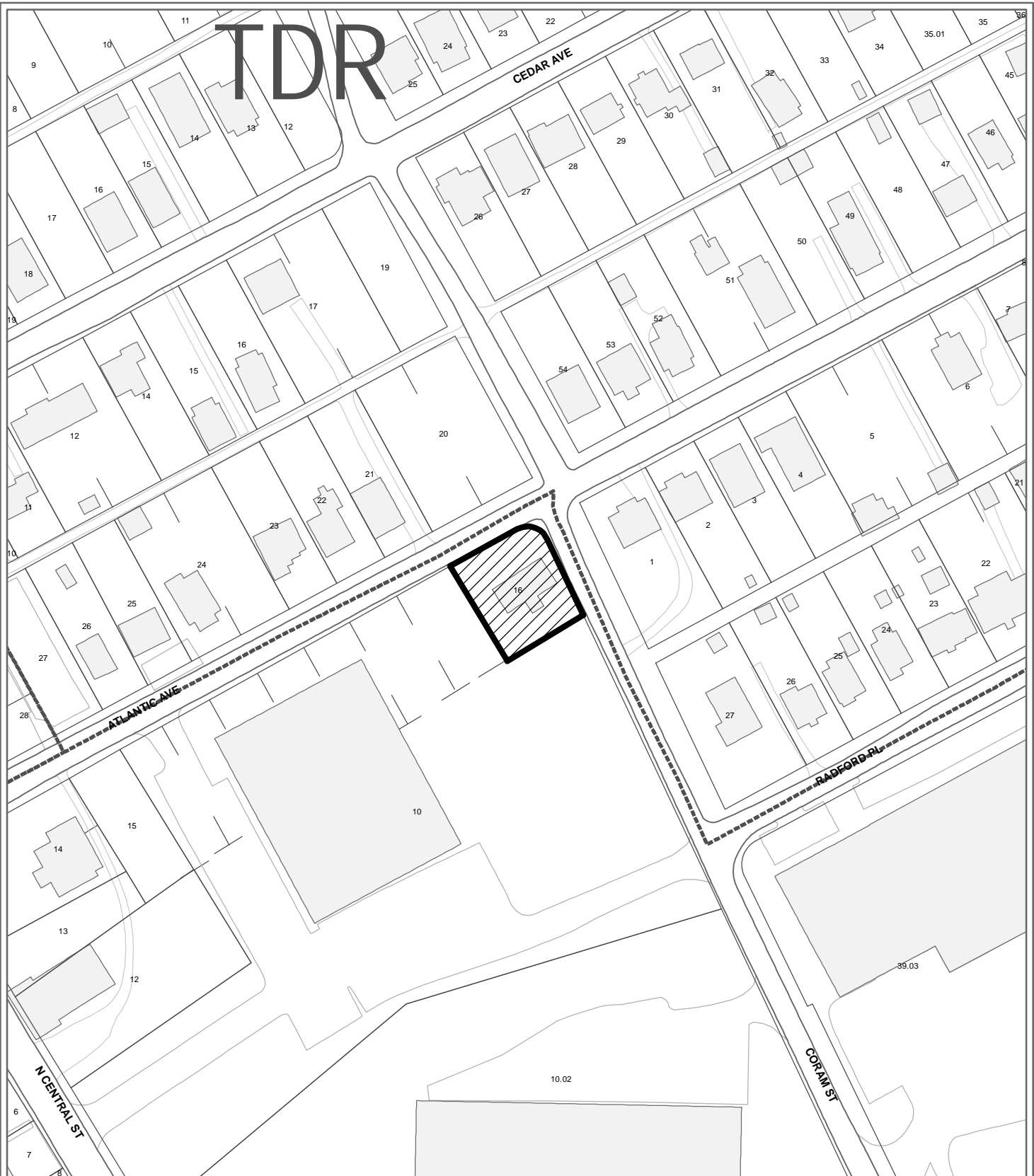
1. The adjoining One Year Plan and Sector Plan amendments, if adopted, bring this request for rezoning in conformity with the adopted plans of Knoxville and Knox County.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2019 and 2/26/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.

TDR



1-E-19-PA / 1-J-19-RZ PLAN AMENDMENT

From: LI (Light Industrial)

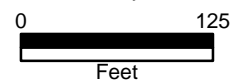
To: TDR (Traditional Neighborhood Residential)



Petitioner: RBH Group

Map No: 81

Jurisdiction: City



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

REZONING PLAN AMENDMENT

Name of Applicant: RBH Group

Date Filed: 11/30/18 Meeting Date: 1/10/19

Application Accepted by: Marc Payne

Fee Amount: ✓ File Number: Rezoning ✓

Fee Amount: ✓ File Number: Plan Amendment 1-H-19-5P

PROPERTY INFORMATION

Address: 148 Atlantic Ave

General Location: 3/5 Atlantic Ave
w/5 Coram St

Parcel ID Number(s): 081GE016

Tract Size: 100 x 92 m x IRR

Existing Land Use: Dwelling

Planning Sector: Central City

Growth Policy Plan: City

Census Tract: 29

Traffic Zone: 144

Jurisdiction: City Council 5th District
 County Commission _____ District

Requested Change

REZONING

FROM: I-3

TO: R-2/IH-1

PLAN AMENDMENT

One Year Plan Central City Sector Plan

FROM: LI

TO: TDR

PROPOSED USE OF PROPERTY

Single Family Dwelling

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: DENNIS REDFIELD

Company: RBH GROUP

Address: 148 ATLANTIC AVE

City: KNOXVILLE State: TN Zip: 37917

Telephone: 865 567 3060

Fax: _____

E-mail: DENRED718@YAHOO.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: DENNIS REDFIELD

Company: RBH GROUP

Address: 148 ATLANTIC AVE

City: KNOXVILLE State: TN Zip: 37917

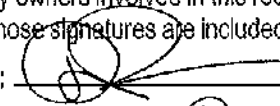
Telephone: 865.567.3060

Fax: _____

E-mail: DENRED718@YAHOO.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: 

PLEASE PRINT

Name: DENNIS REDFIELD

Company: RBH GROUP

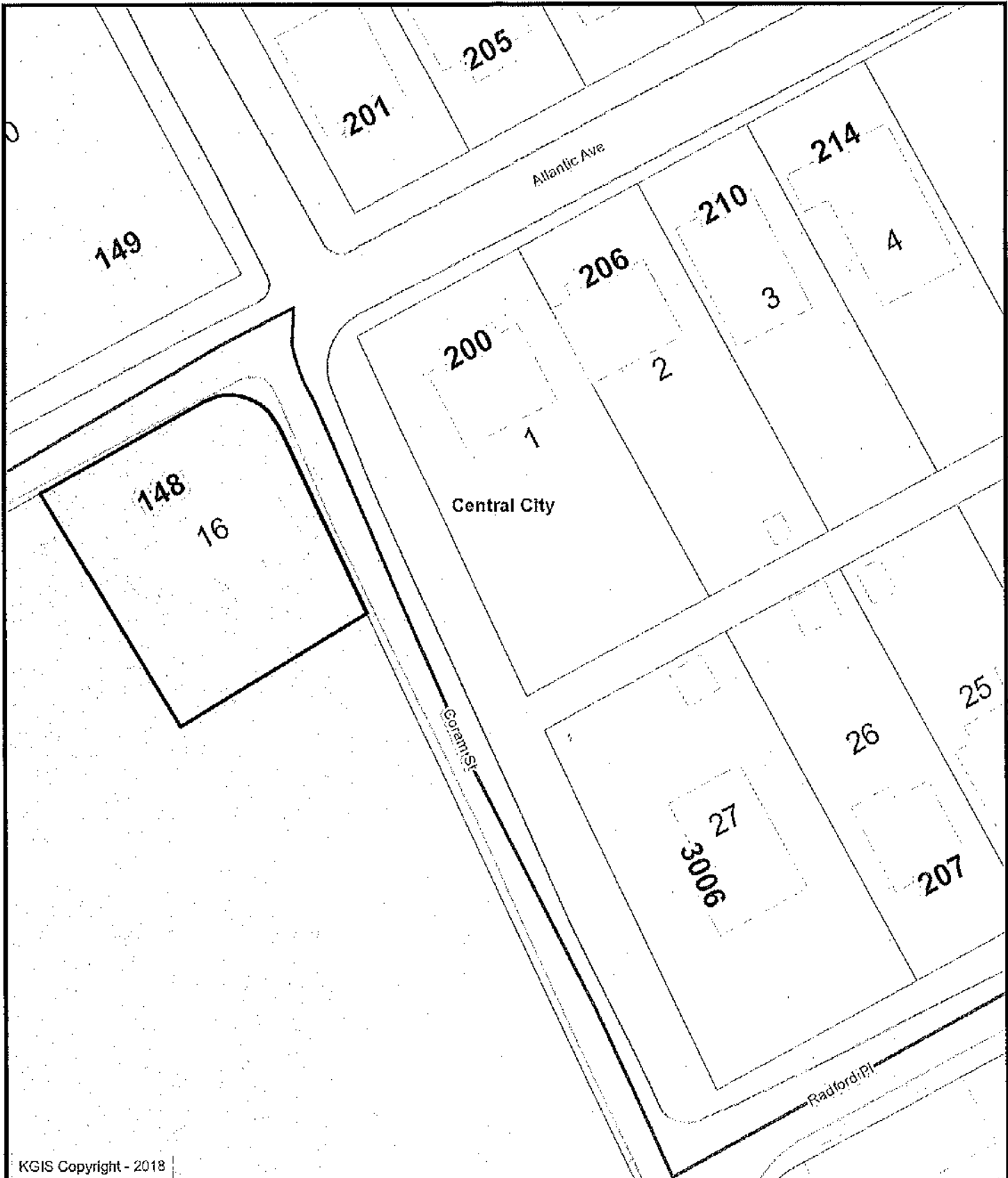
Address: 148 ATLANTIC AVE

City: KNOXVILLE State: TN Zip: 37917

Telephone: 865.567.3060

Fax: _____

E-mail: DENRED718@YAHOO.COM



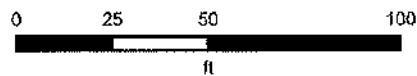
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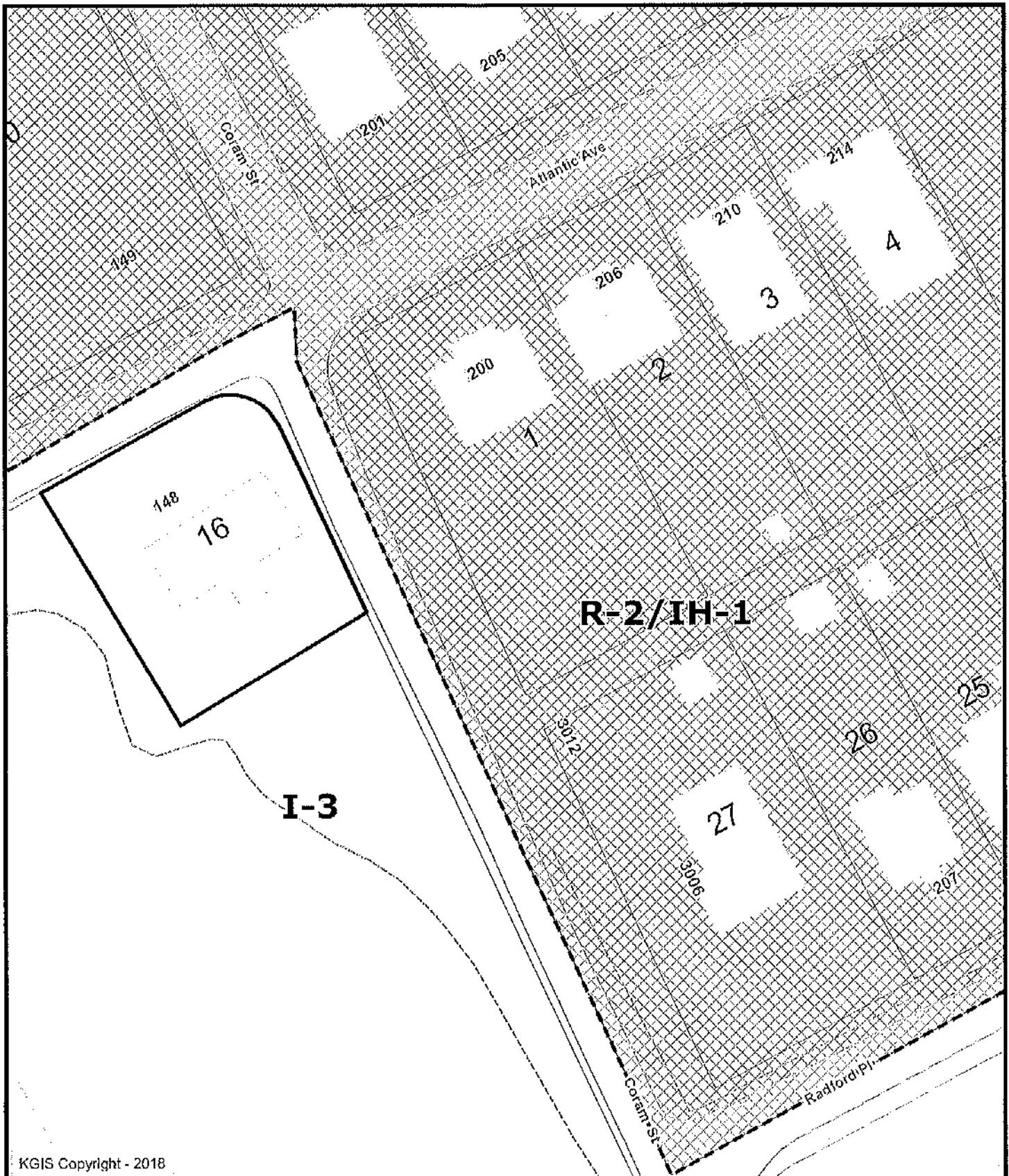
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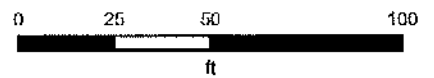
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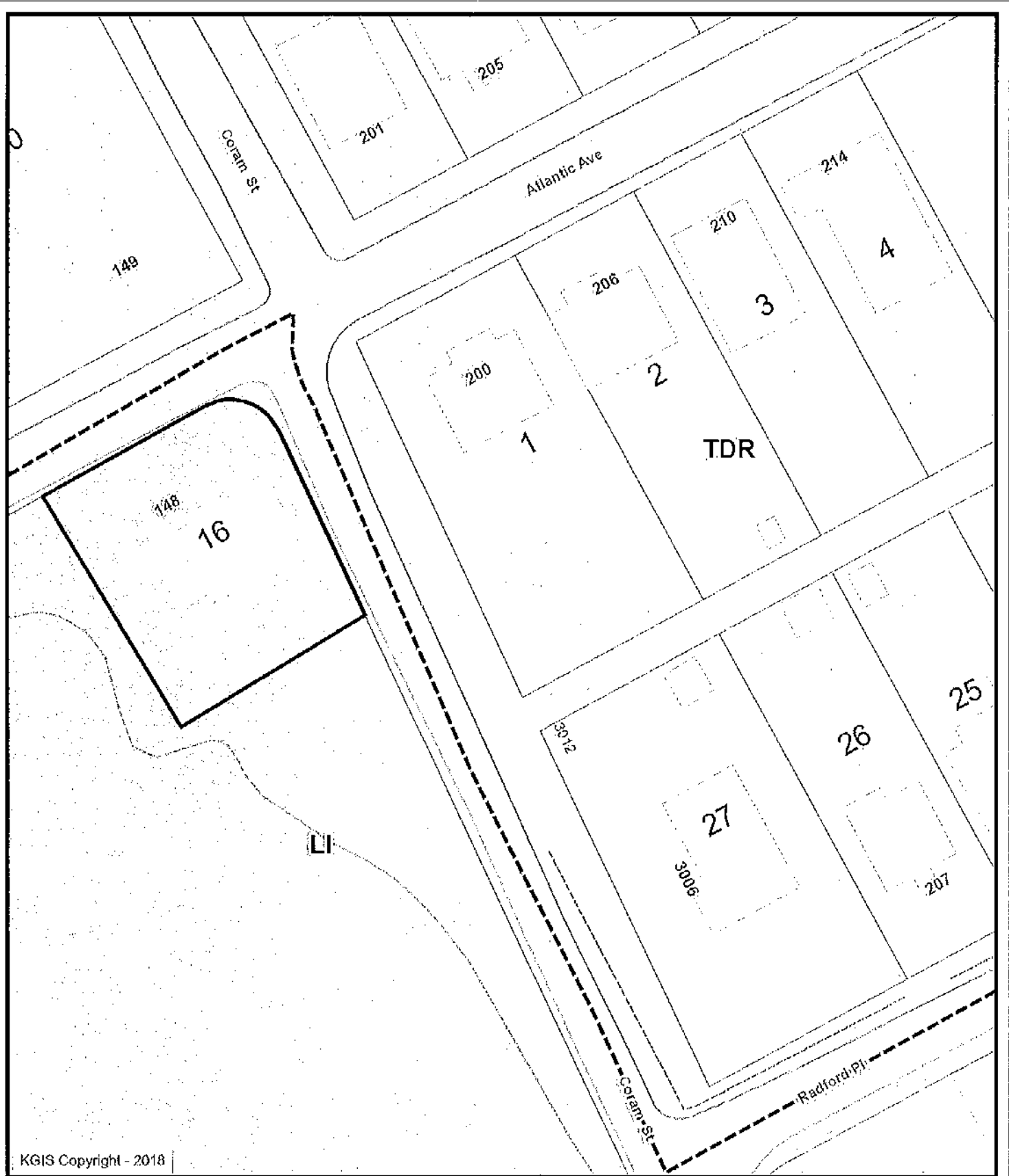


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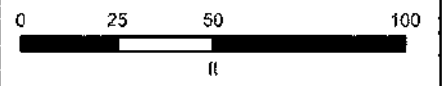


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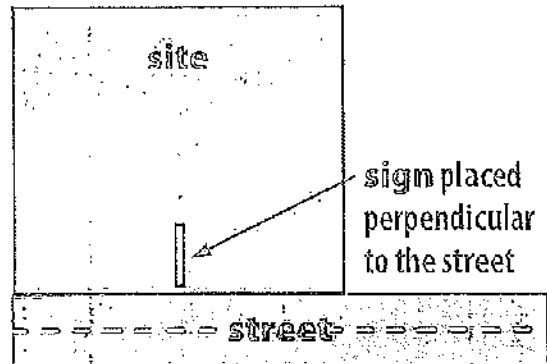
REQUIRED SIGN POSTING AGREEMENT

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:

December 26, 2018

(15 days before the MPC meeting)

and January 11, 2019

(the day after the MPC meeting)

Signature: _____

Printed Name: _____

DENNIS REDFIELD

Phone: 865.567.3060

Email: DENREO718@YAHOO.COM

Date: 11/30/18

MPC File Number: _____

1-1-19-RZ, 1-E-19-PA, 1-H-19-SP

+80%

KNOXVILLE, KNOX COUNTY

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: RBH Group

Date Filed: 11/30/18 Meeting Date: 1/10/19

Application Accepted by: Marc Payne

Fee Amount: 900.00 File Number: Rezoning 1-J-19-RZ

Fee Amount: 1,080.00 File Number: Plan Amendment 1-E-19-PA

PROPERTY INFORMATION

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General Location: 3/5 Atlantic Ave
w/6 Coram St

Parcel ID Number(s): 081GE116

Tract Size: 100x92m x 1BR

Existing Land Use: Dwelling

Planning Sector: Central City

Growth Policy Plan: City

Census Tract: 29

Traffic Zone: 144

Jurisdiction: City Council 5th District
 County Commission _____ District

Requested Change

REZONING

FROM: I-3

TO: R-2/IH-1

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: LI

TO: TDR

PROPOSED USE OF PROPERTY

Single Family Dwelling

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

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City: KNOXVILLE State: TN Zip: 37917

Telephone: 865-567-3060

Fax: _____

E-mail: DENRED718@YAHOO.COM

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All correspondence relating to this application should be sent to:

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Company: RBH Group

Address: 148 ATLANTIC AVE

City: KNOXVILLE State: TN Zip: 37917

Telephone: 865-567-3060

Fax: _____

E-mail: DENRED718@YAHOO.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: DENRED718@YAHOO.COM

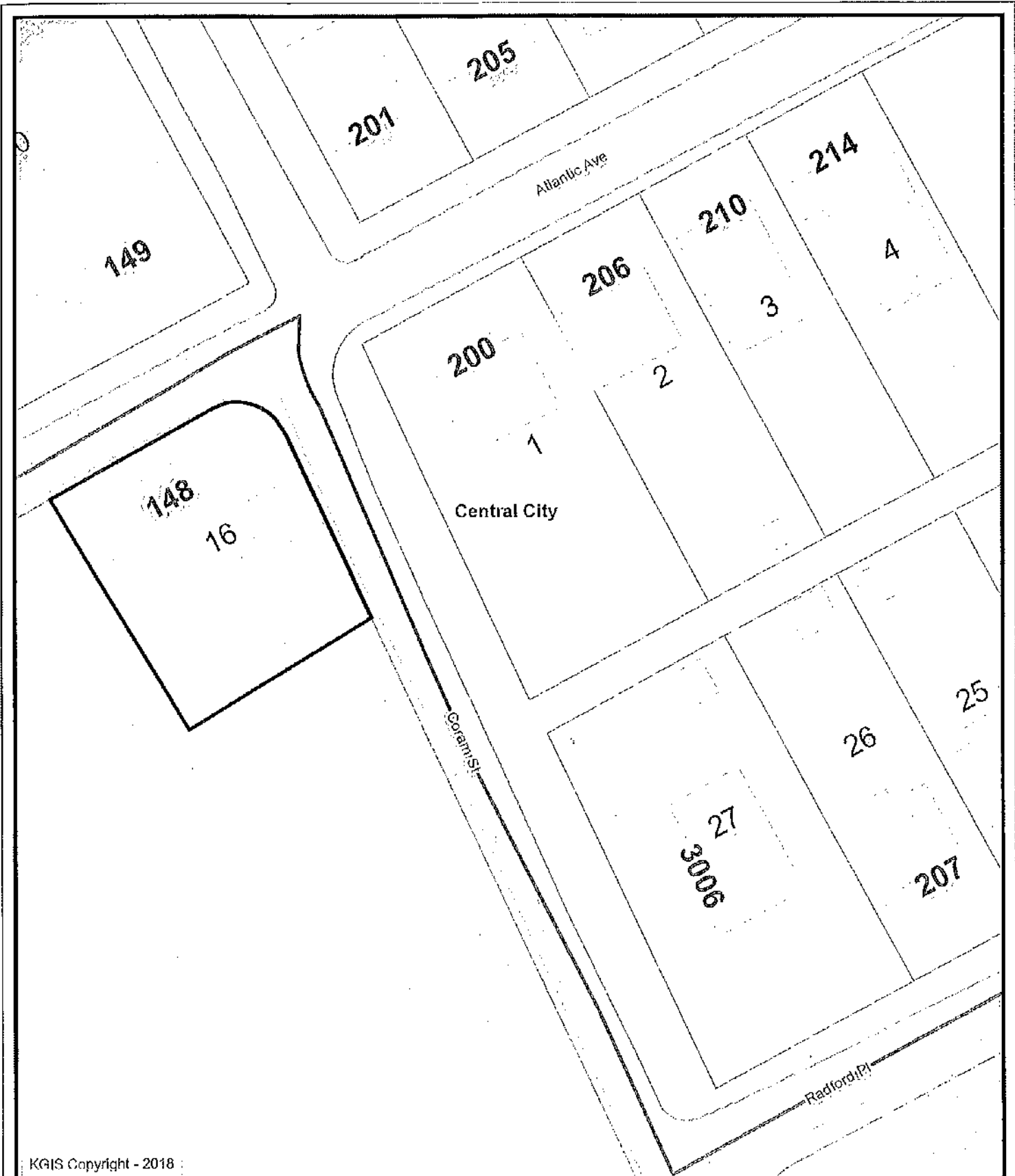
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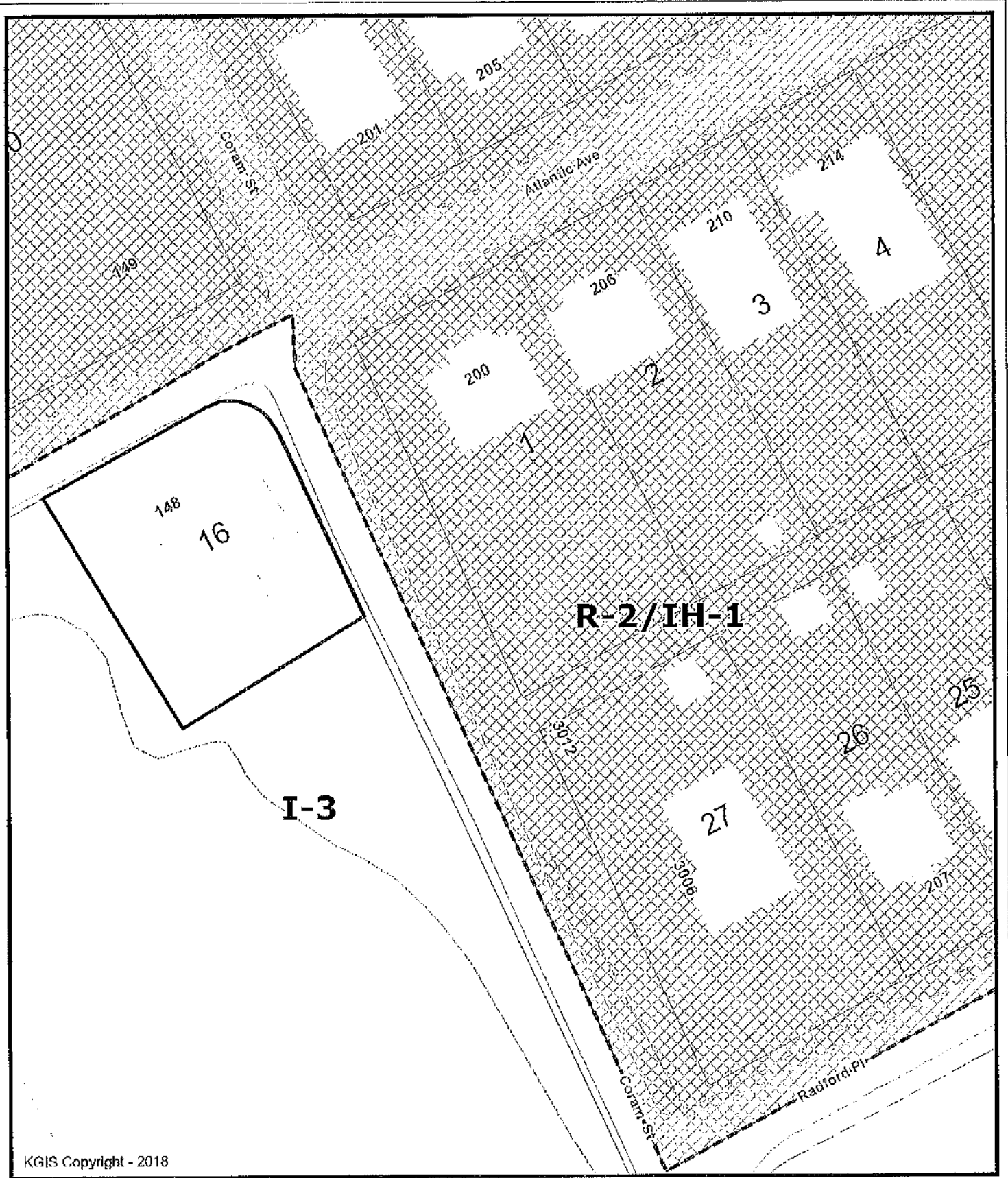
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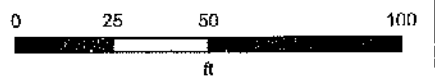
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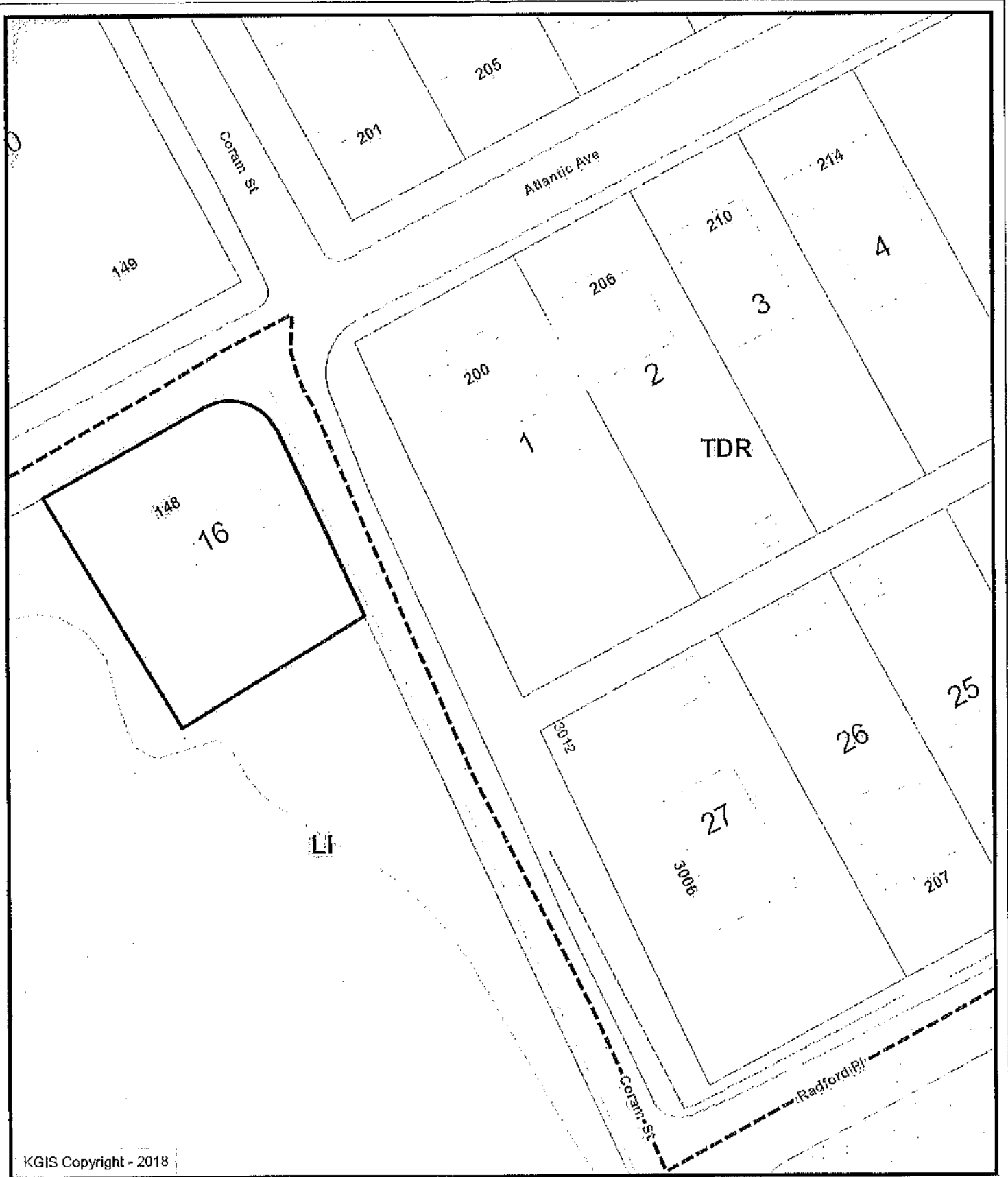
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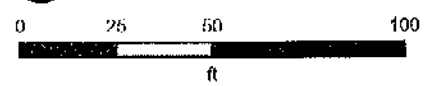
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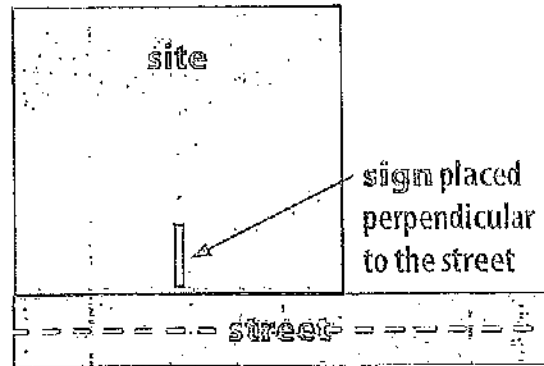
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December 26, 2018 and January 11, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: 

Printed Name: DENNIS REOFIELD

Phone: 865-567-3060 Email: DENREO718@YAHOO.COM

Date: 11/30/18

MPC File Number: 1-1-19-RZ, 1-E-19-PA, 1-H-19-SP