

REZONING REPORT

► **FILE #:** 7-F-19-RZ

AGENDA ITEM #: 33

AGENDA DATE: 7/11/2019

► **APPLICANT:** CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT / RICK EMMETT

OWNER(S): Religious Sisters of Mercy

TAX ID NUMBER: 134 A E 39

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 6832 S Northshore Dr

► **LOCATION:** **Property is on S. Northshore Drive east of Duncan Road. It abuts the northern right-of-way of Crystal Lake Drive.**

► **APPX. SIZE OF TRACT:** 4.16 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is off of S. Northshore Drive, a major arterial with a pavement width of 20 feet and a right-of-way width of 47 feet. The access traverses across another parcel also owned by the Religious Sisters of Mercy (Par ID: 134 A E 39).

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT ZONING:** RB (General Residential) (formerly n/a)

► **ZONING REQUESTED:** R-1A (Low Density Residential District)

► **EXISTING LAND USE:** Public/Quasi-Public Land (convent)

► **PROPOSED USE:** Public/Quasi-Public Land (convent)

EXTENSION OF ZONE: R-1A (Low Density Residential)

HISTORY OF ZONING: None for this property, but nearby properties have been rezoned to R-1A within the last decade.

SURROUNDING LAND USE AND ZONING: North: Multifamily Residential and Public/Quasi-Public Land

South: Agricultural/Forest/Vacant and Single Family Residential

East: Agricultural/Forest/Vacant

West: Multifamily Residential

NEIGHBORHOOD CONTEXT: The property is surrounded by small, single family detached housing on roughly half-acre lots, though there is a townhouse development abutting this property on the west. There is a large church across Northshore Dr to the northwest.

STAFF RECOMMENDATION:

► **Staff recommends approval of designating the zoning of this property as R-1A (Low Density Residential District).**

R-1A is a comparable zone to the County's RB (General Residential) zone. The sector plan's land use designation will remain Low Density Residential, which lists R-1A as a zone to consider.

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. The property is located in the Urban Growth Area of the Growth Policy Plan, outside of city limits.
2. City Council approved the annexation of this property into the City of Knoxville on 7/2/2019. It now requires a City of Knoxville zoning classification.

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

1. The proposed amendment to R-1A zoning is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, educational, facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities and through consideration of the proper functional relationship to each use permitted in this district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. R-1A is consistent with surrounding RB, R-1A, and RP-1 residential zoning and development that includes single family housing and townhouses. R1-A will permit consideration of housing other than single family dwellings provided the density is below 6 du/ac. Residential development more intense than single family uses is appropriate at this location, given the property's location on a major arterial street.
2. R-1A (Low Density Residential District) is a comparable zone to the existing RB (General Residential) zone of the County.
3. The sector plan designation would remain LDR (Low Density Residential), which is the designation for all parcels in this area. The sector plan lists R-1A as a possible zone to consider for the LDR land use designation.
4. The majority of the property is in the Hillside and Ridgetop Protection Area, which offers guidelines for development in planned zone districts but none for development outside of planned zone districts.
5. This property has been designated by FEMA as Flood Zone X.
6. There appear to be two sinkholes on the property. They would need to be evaluated and/or addressed at such time when property owners propose to develop the property, plat the property, or do grading on the property, depending on their impact to those areas.

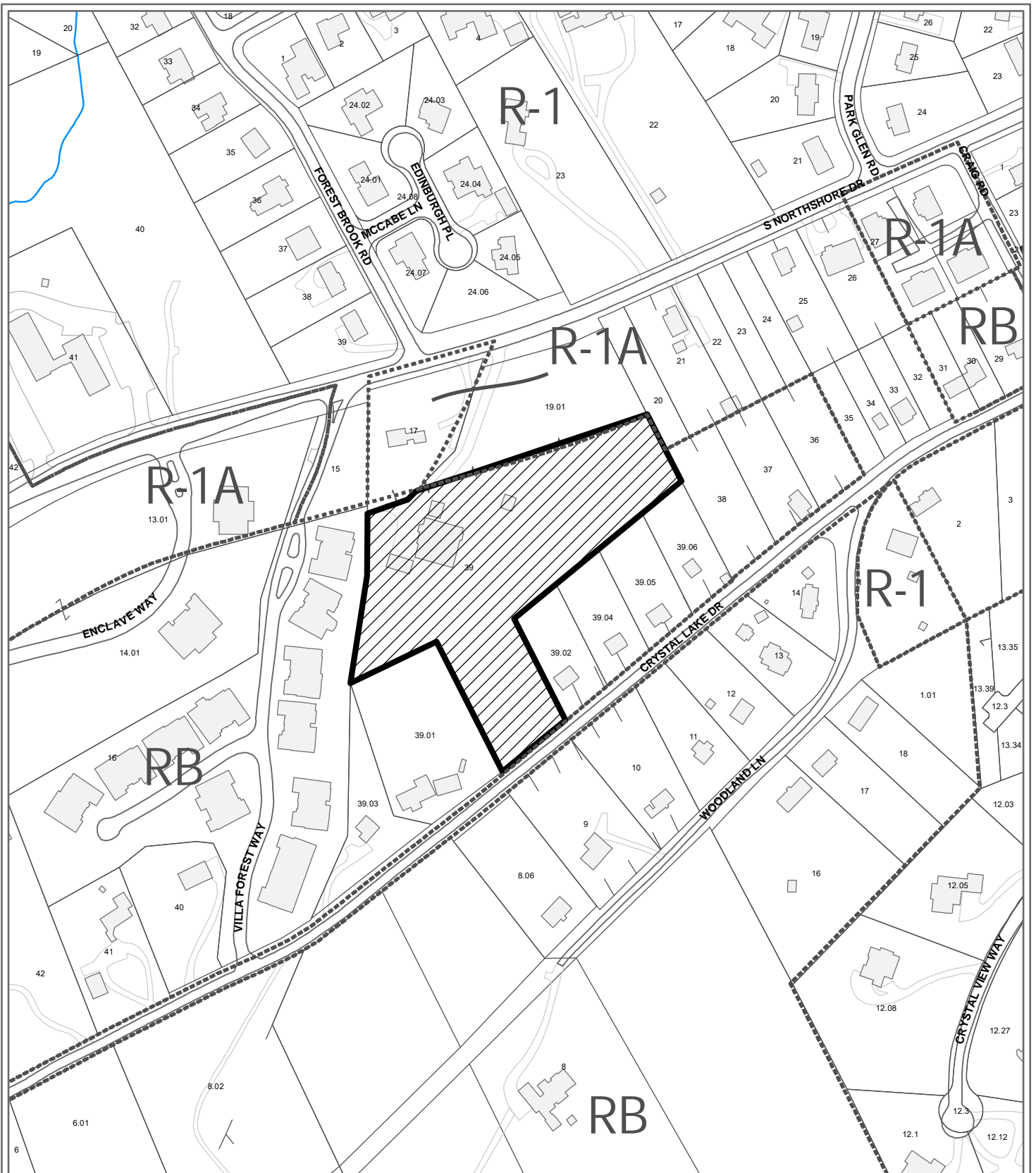
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The One-Year Plan will be amended per its regular annual update, at which time any annexed properties would be added.
2. The proposed rezoning is consistent with all other 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 8/13/2019 and 8/27/2019. 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 County.



7-F-19-RZ
GOVERNMENTAL REZONING

From: RB (General Residential)

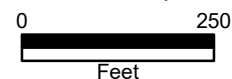
To: R-1A (Low Density Residential District)



Petitioner: City of Knoxville Office of
 Redevelopment / Rick Emmett

Map No: 134

Jurisdiction: County



Original Print Date: 6/18/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



KNOXVILLE | KNOX COUNTY

400 Main Street, Suite 403
Knoxville, Tennessee 37902
865-215-2500
www.knoxplanning.org

ANNEXATION REZONING

Date Filed: 5/20/2019

Name of Applicant: CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT RICK EMMET

Meeting Date: 7/11/2019

Application Accepted By: Gerald Green

Rezoning File Number: 7-F-19-RZ

Plan Amendment File Number:

PROPERTY INFORMATION

Street Address:

6832 S Northshore Dr

General Location:

Property is on S. Northshore Drive east of Duncan Road. It abuts the northern right-of-way of Crystal Lake Drive.

Tract Size: 4.16 acres

Parcel ID: 134 A E 39

Existing Land Use:

Public/Quasi-Public Land (convent)

Planning Sector: Southwest County

Growth Plan: Urban Growth Area (Outside City Limits)

Census Tract(s): 57.01

Traffic Zone(s):

Jurisdiction: County Commission District 4

PROPERTY OWNER/OPTION HOLDER

Religious Sisters of Mercy

1965 Michigan Ave

Alma, MI 48801

Telephone:

Fax:

Email:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

City of Knoxville

PO Box 1631

Knoxville, TN 37901

Telephone: 215-3837

Fax:

Email: remmett@cityofknoxville.org

APPROVAL REQUESTED

Rezoning

FROM:

RB (General Residential)

TO:

R-1A (Low Density Residential District)

Plan Amendment

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: _____

City of Knoxville

PO Box 1631

Knoxville, TN 37901

Telephone: 215-3837

Fax:

Email: remmett@cityofknoxville.org

PROPOSED USE OF PROPERTY

Public/Quasi-Public Land (convent)

Density Proposed:

Previous Rezoning Requests:

MPC

METROPOLITAN
PLANNING
COMMISSION

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

GOVERNMENTAL REZONING

Jurisdiction: ☒ City 2nd Councilmanic District ☐ County _____ Commission District

Date Filed: May 10, 2019 Fee Paid: N/A File Number: 7-F-19-RZ

Map Number: 134 Zoning District: RB ☒ City ☐ County Sector: Southwest County

Name of Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION:

Address: (Street Number) (see attachments) 6832 (Street Name) S. Northshore Drive

General Location: Being one parcel of land situated in the 6th Civil District of Knox County, Tennessee, currently without the corporate limits of the City of Knoxville, Tennessee, abutting the northern right-of-way of Crystal Lake Dr, with access off of S Northshore Dr and with an address of 6832 S Northshore Dr, being known as (Tax Map 134, Insert A, Group E, Parcel 039.00.)

Description: Parcel(s) (see above) City Block(s) _____

Other _____

Size of Tract: 4.157 Acres _____ Square Feet _____

CHANGE REQUESTED:

I (we) request that the MPC, after appropriate study, recommend an amendment to the official zoning map to change the zoning of the property described above. (formerly)

FROM: No Zone RB TO: Comparable Zone R-1A
(General Residential) (Low Density Residential)

Previous Zoning Requests: _____

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Name: Rick Emmett Address: P.O. Box 1631 City: Knoxville State: Tn. Zip: 37901 Phone: 865-215-3837 Fax _____

AUTHORIZATION OF APPLICATION:

☒ City of Knoxville ☐ Knox County

Rick Emmett
Signature

D. R. (Rick) Emmett, Jr.

Name (Print)

Policy and Redevelopment

Department

Urban Growth Manager

Title

Knoxville TN 37901

City

State

Zip

Phone

Fax

APPLICATION ACCEPTED BY:

**May 2019
ANNEXATION ADDRESS LIST**

1-5-19.AX

**B S and J Enterprises LP
Mailing Address: PO BOX 4750 %JULIE BLALOCK
SEVIERVILLE, TN 37864**

**Parcel: 122IC015
Property Address: 0 Lynbrulee Ln**



2-5-19.AX

**Religious Sisters of Mercy
Mailing Address: 1965 MICHIGAN AVE
ALMA, MI 48801**

**Parcel: 134AE039
Property Address: 6832 S. Northshore Drive**

3-5-19.AX

**Epperly Family Partnership LP
Mailing Address: 10304 Cogdill Rd
Knoxville, TN 37932**

**Parcel: 131CA008
Property Address: 10308 Cogdill Rd**

Date: 3/25/2019

Scale: 1 in = 300 ft

File No. 02-05-19.AX



June 20, 2019

Religious Sisters of Mercy
1965 Michigan Avenue
Alma, Michigan 48801

Subject: 6832 S. Northshore Drive Parcel ID 134 A E 39 PC File No. 7-F-19-RZ

To Whom It May Concern:

Your property, as referenced above, is in the final stages of being annexed by the City of Knoxville. The property will be considered by the Knoxville-Knox County Planning Commission for rezoning to a city zoning category at the Planning Commission meeting scheduled for July 11, 2019. The meeting will be held in the Main Assembly Room of the City County Building, located at 400 Main Street in downtown Knoxville at 1:30 p.m.

Your property's proposed zoning district will be R-1A (Low Density Residential). The previous county zoning district was RB (General Residential). If you have any questions about this process please call Amy Brooks, Planning Services Director, at 215-4001. As required by the Knoxville Zoning Ordinance, you are being notified by certified mail. You are also being notified by regular mail to ensure timely notification about this process and Planning Commission meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gerald Green".

Gerald Green
Executive Director