

REZONING REPORT

▶ **FILE #:** 7-K-19-RZ

AGENDA ITEM #: 38

AGENDA DATE: 7/11/2019

▶ **APPLICANT:** ALEXANDER & APKING KATERINA

OWNER(S): Alexander C. Apking

TAX ID NUMBER: 94 O E 006

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 2844 Brock Ave

▶ **LOCATION:** South side of Brock Avenue, east of Salem Street

▶ **APPX. SIZE OF TRACT:** 6754 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN:

ACCESSIBILITY: Brock Avenue is a local road with a pavement width of 18 feet and a right-of-way width of 36 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **ZONING REQUESTED:** O-1 (Office, Medical, and Related Services)

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

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: n/a

HISTORY OF ZONING: None for this property

SURROUNDING LAND USE AND ZONING: North: Agricultural/Forestry/Vacant - I-2 (Industrial)

South: Office - C-6 (General Commercial Park District)

East: Public-Quasi Public Land (church) - I-2 (Light Industrial)

West: Single Family Residential - LI-2 (Light Industrial)

NEIGHBORHOOD CONTEXT: There is a body shop across the street and a church next door to the east. Brock Avenue is home to small, single family houses. Other nearby uses include the Cherokee Mills and Christman office complexes on Sutherland Avenue and light industrial uses clustered around the nearby intersection of Sutherland Avenue and N Concord Street.

STAFF RECOMMENDATION:

▶ **Staff recommends approval of requested O-1 zoning.**

Staff recommends approval of the requested O-1 zoning, which is compatible with the existing sector plan land use classification MDR (Medium Density Residential) for this 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. The area has developed as a diverse mix of uses with commercial, retail, and service uses nearby.
2. The Marble City/Sutherland Avenue Small Area Plan (adopted in 2014 as part of the Central City Sector Plan) recommended amending the land use designations for this area to MU-SD / MU CC19 (Mixed Use-Special District / Mixed Use Central City 19).
-MU CC19 calls for a mix of uses including medium density residential, office, and commercial (when fronting on Sutherland Avenue). The concept is to allow mixed use building forms that are more urban-oriented (for example, multiple stories and small front yard setbacks) and designed to enhance the pedestrian experience. Recommended zoning classifications included both basic and planned development district zones and a Corridor Overlay District zone (yet to be developed). The plan suggests the recommended zoning should "address design standards, such as window and door openings in relation to the street, consistency in street facing setbacks, front and side yard landscaping, buffering between commercial/industrial and residential properties, location of parking, the consolidation of access points, and locations for commercial loading" (Central City Sector Plan, p. 42).
3. Several properties have been rezoned from I-2 (Restricted Manufacturing and Warehousing District) to either O-1 (Office, Medical, or Related Services District) or C-6 (General Commercial Park District). This trend began in the 1980s and continued through the 90s.

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

1. The proposed amendment to O-1 zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
2. Should the property be rezoned, any of the following uses would be allowed by right: single family detached residential, duplexes, garage apartments, professional and business offices, medical and dental offices, clinics, private clubs and lodges, art galleries/museums, public and private schools, beauty and barber shops, radio/TV/recording studios, recycling collection facilities, halfway houses, personal/community/market gardens, and other miscellaneous uses of an accessory nature.

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. O-1 (Office, Medical, and Related Services) allows a mix of uses that would be appropriate in this location due to the concentration of office, commercial, and light industrial uses in the immediate vicinity.
2. O-1 zoning is compatible with the existing MU-SC sector plan designation and the MU-CC19 Mixed Use – Central City designation on the Sutherland Avenue plan. Any impacts would be addressed during the use on review process.
3. This property has been designated by FEMA as Flood Zone X.

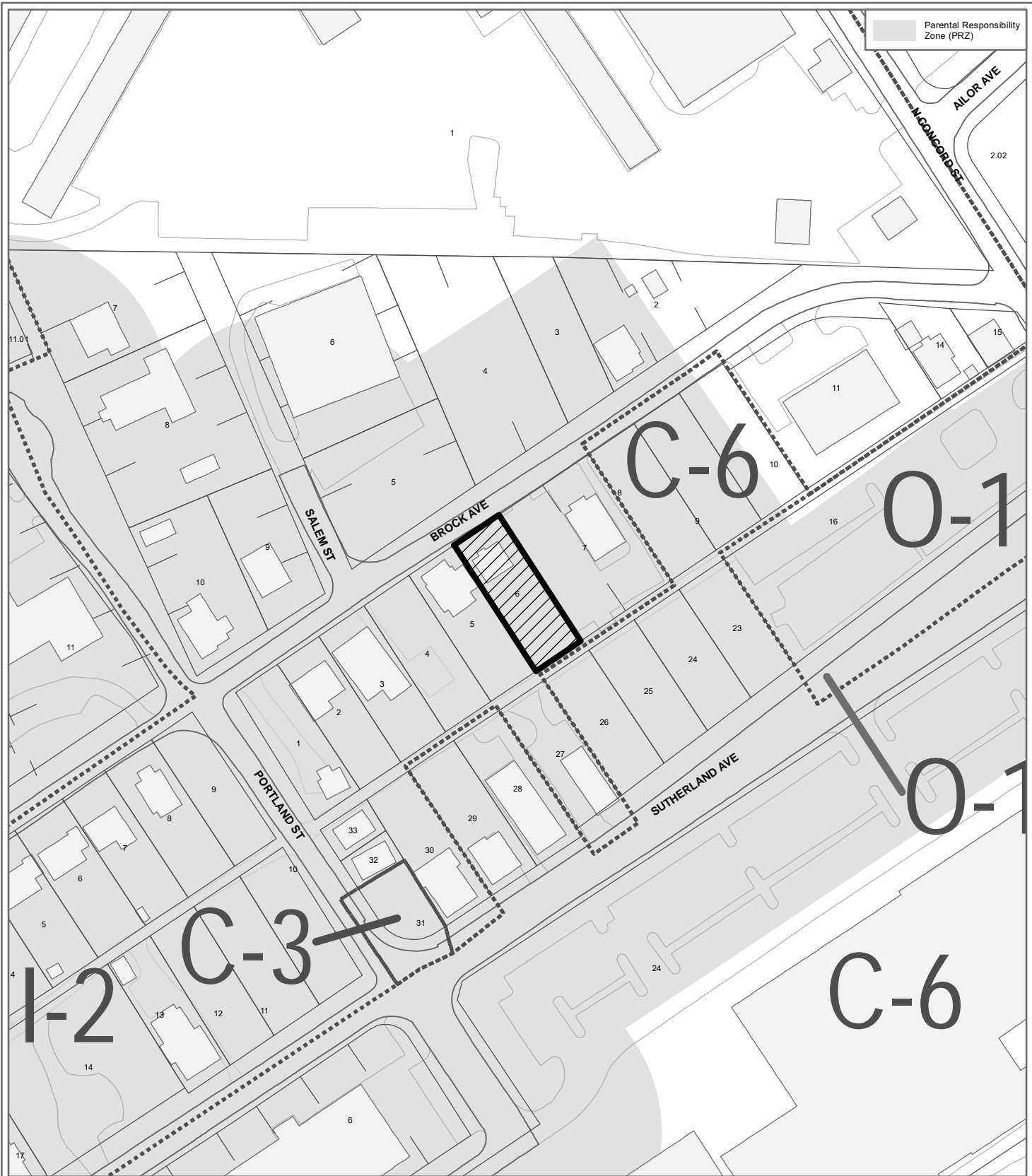
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with and not in conflict with any 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 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 City.



**7-K-19-RZ
REZONING**

From: I-2 (Restricted Manufacturing and Warehousing)
To: O-1 (Office, Medical, and Related Services)



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

Revised:

Petitioner: Apking, Alexander &, Katerina

Map No: 94

Jurisdiction: City



REZONING

PLAN AMENDMENT

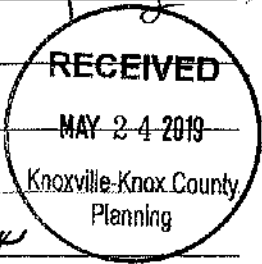
Name of Applicant: Alexander Apking Katerina Apking *

Date Filed: MAY 24, 2019 Meeting Date: JULY

Application Accepted by: M. Payne

Fee Amount: 1000.00 File Number: Rezoning 7-K-19-RZ

Fee Amount: ~ File Number: Plan Amendment ~



PROPERTY INFORMATION

Address: 2844 Brock Ave.

General Location: 1/3 Brock Ave
ave/16 of Salem St.

Parcel ID Number(s): 0940E006 block 24106

Tract Size: 50 x 140 +/- 6954 sq ft

Existing Land Use: Dwelling single family

Planning Sector: Central City residential

Growth Policy Plan: City

Census Tract: 26 MU-SD

Traffic Zone: 113 MC-CC19

Jurisdiction: City Council 6th District
 County Commission _____ District

Requested Change

REZONING

FROM: I-2

TO: D-1

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: N/A

TO: N/A

PROPOSED USE OF PROPERTY

Residence

Density Proposed 1 Units/Acre

Previous Rezoning Requests: N/A

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: ALEXANDER & KATERINA APKING

Company: _____

Address: 1816 Tanager Lane

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-318-1755

Fax: _____

E-mail: APEKING@COMCAST.NET

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: MR/MRS. ALEXANDER C. APKING

Company: _____

Address: 1816 Tanager Lane

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-318-1755

Fax: _____

E-mail: APEKING@COMCAST.NET

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] Katerina Apking

PLEASE PRINT
Name: Alexander Apking/Katerina Apking

Company: _____

Address: 1816 Tanager Lane

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-318-1755

E-mail: APEKING@COMCAST.NET

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name Address • City • State • Zip Owner Option

GINA C. CHILDS 6224 RESWELL DR KNOXVILLE, TN 37999 ✓

Blank lines for listing other property owners and holders of options.



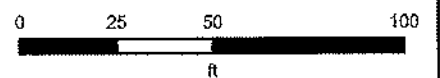
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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