

REZONING REPORT

▶ **FILE #:** 3-H-19-RZ

AGENDA ITEM #: 32

AGENDA DATE: 3/14/2019

▶ **APPLICANT:** KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION

OWNER(S): Greg Presnell / Civil & Environmental Consultants, Inc.

TAX ID NUMBER: 82 O K PART OF 1.04

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 2235 Kenner Ave

▶ **LOCATION:** Southwest of Olive St., East of McConnell St., South of Kenner Ave.

▶ **APPX. SIZE OF TRACT:** 4.9 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via McConnell Street, a minor collector, with a pavement width of 30' within a right of way of 44' and via Bethel Ave, a local street, with a 50' right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Public / Quasi Public Land

▶ **PROPOSED USE:** Residential housing units

EXTENSION OF ZONE: Yes, this is an extension of the existing R-2 to the north on the same parcel.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Multi-family residential - R-2 (General Residential District)

South: Single-family residential - R-1 (Low Density Residential District)

East: Single family residential - R-1 (Low Density Residential District)

West: Public / quasi-public - R-2 (General Residential District)

NEIGHBORHOOD CONTEXT: The area is a mix of multi-family and single family residential uses in the Park City and Five Points neighborhoods.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-2 (General Residential) district zoning.**

R-2 zoning at the requested location will create a consistent zone district over the entirety of the existing parcel. This is consistent with the LDR and TDR One Year Plan and East City Sector Plan designations.

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 recommended zoning is appropriate for the subject area and is compatible with the surrounding development and zoning, consistent with the policies of the East City Sector Plan for the LDR and TDR land use designations.

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

1. This request for R-2 zoning is an extension of the existing R-2 zoning on the property and is consistent with the intent and purpose of the R-2 zone.
2. The intent of the R-2 zone is to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and 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 ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The requested R-2 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposals impact on traffic has been addressed previously in the concept plan staff recommendation for 11-SC-18-C.
3. The R-2 zoning will have minimal impact on adjacent properties, as it is an extension of the existing R-2 zoning.

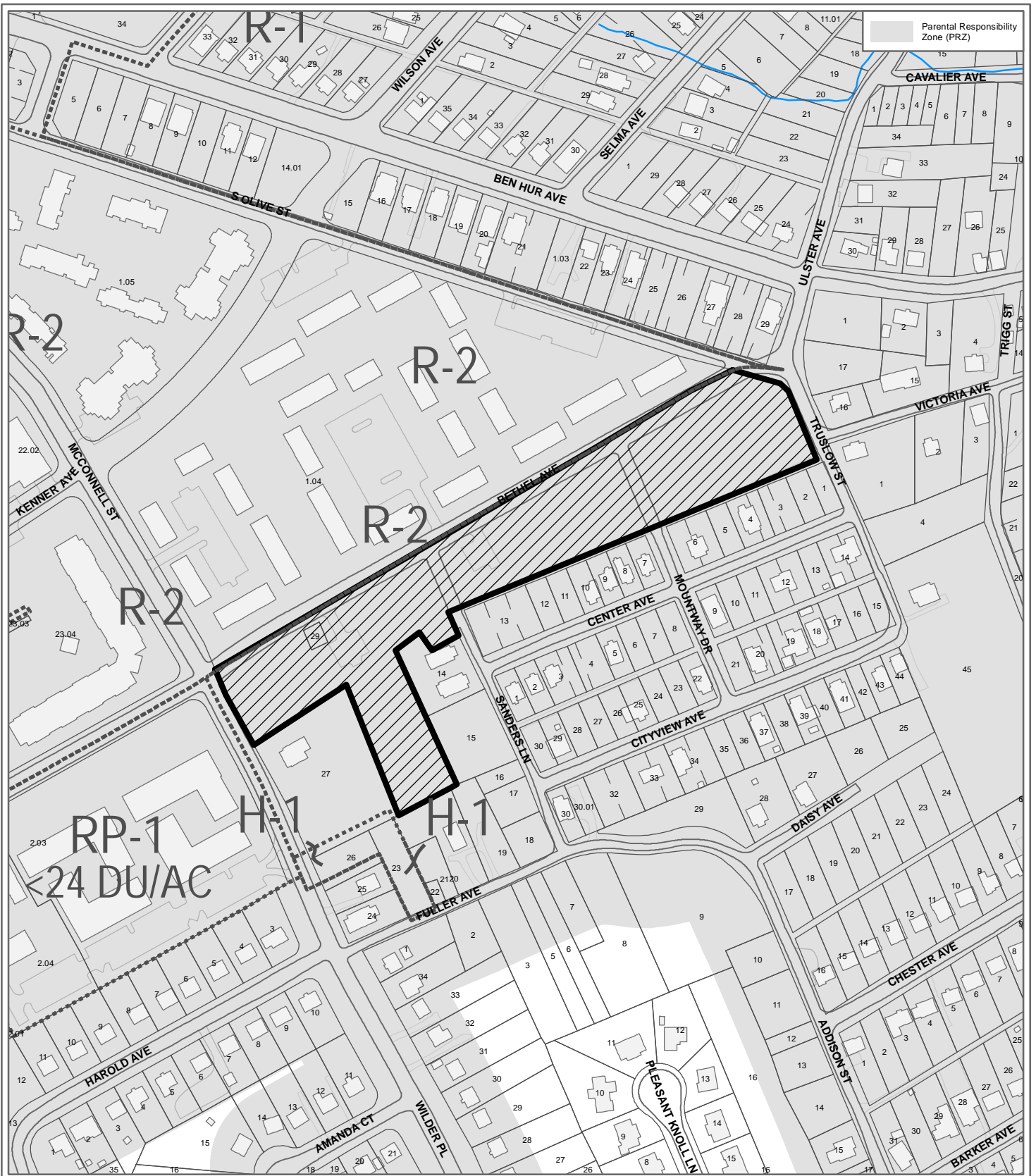
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The LDR and TDR sector plan and one year plan designations for the site recommend R-2 zoning, consistent with the adopted plans of Knoxville and Knox County.
2. Dedication of the right-of-way for Bethel Ave. as mentioned in the staff report for 11-SC-18-C, which is currently on private property between McConnell St. and S. Olive St., is also recommended.
3. The recommended zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/9/2019 and 4/23/2019. 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.



**3-H-19-RZ
REZONING**

From: R-1 (Low Density Residential)

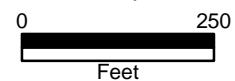
To: R-2 (General Residential)



Petitioner: Knoxville Community
Development Corporation

Map No: 82

Jurisdiction: City



Original Print Date: 2/19/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

+60%

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: Knoxville Community Development Corporation

Date Filed: 01/31/2019

Meeting Date: 03/14/2019

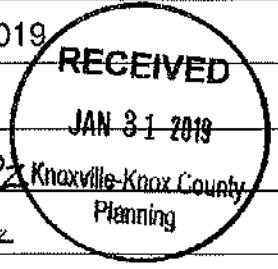
Application Accepted by: M. Payne

Fee Amount: \$800

File Number: Rezoning 3-H-19-R2

Fee Amount:

File Number: Plan Amendment



PROPERTY INFORMATION

Address: 2235 Kenner Ave. Knoxville, TN 37915

General Location: east of McConnell St., south of Kenner Ave., west of S. Olive St.

Parcel ID Number(s): 082OK00104
Properties south of Bethel Ave.

Tract Size: ~~4.96 ac~~ 4.9 +/-

Existing Land Use: Multi-Residential

Planning Sector: Central City

Growth Policy Plan: City

Census Tract: 68

Traffic Zone: 21

Jurisdiction: City Council 6th District
 County Commission 1st District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Benjamin Bentley

Company: Knoxville Community Development Corporation

Address: 901 N. Broadway

City: Knoxville State: TN Zip: 37917

Telephone: 865-403-1100

Fax: 865-403-1117

E-mail: bbentley@kcdc.org

Requested Change

REZONING

FROM: Zone R-1: Low Density Residential

TO: Zone R-2: General Residential

PLAN AMENDMENT

One Year Plan Sector Plan

FROM:

TO: N/A

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Greg Presnell

Company: Civil & Environmental Consultants, Inc.

Address: 2704 Cherokee Farm Way, Suite 101

City: Knoxville State: TN Zip: 37920

Telephone: 865-340-4926

Fax: 865-977-9919

E-mail: gpresnell@cecinc.com

PROPOSED USE OF PROPERTY

Rezone lot 4 (1.990ac) and lot 5 (2.453ac) from zone R-1 to R-2. The proposed design includes 4 residential housing units on lot 5 and 0 units on lot 4.

Density Proposed 0.9 (lots 4 & 5) Units/Acre

Previous Rezoning Requests:

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: Greg Presnell

PLEASE PRINT

Name: Greg Presnell

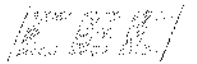
Company: Civil & Environmental Consultants, Inc.

Address: 2704 Cherokee Farm Way, Suite 101

City: Knoxville State: TN Zip: 37920

Telephone: 865-340-4926

E-mail: gpresnell@cecinc.com



January 31, 2019

Metropolitan Planning Commission
City of Knoxville
400 Main St. Suite 403 (City County Bldg.)
Knoxville, TN 37902

Dear MPC:

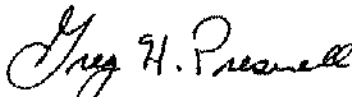
Subject: Knoxville Community Development Corporation
Rezoning Application for Five Points Phase 4
2235 Kenner Ave. Knoxville, TN 37915
Parcel ID #: 082OK00104
CEC Project 182-525

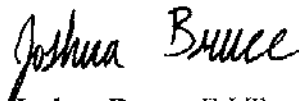
On behalf of Knoxville's Community Development Corporation (KCDC) we request that approximately 4.443 acres within parcel 082OK00104 that is currently zoned as R-1 be rezoned to R-2. In the site's proposed conditions approximately 1.91 acres of the parcel's 14.69 acres will be dedicated as right-of-way for Bethel Avenue and the new roadway Walter Taylor Street. The remaining parcel will be split up into five lots. Proposed lots one through three make up the remaining parcel area north of Bethel Avenue and fall within the current zoning of R-2. Proposed lots four and five make up the remaining parcel area south of Bethel Avenue and fall within the current zoning of R-1. We request that lot four (2.453 acres) and lot five (1.990 acres) be rezoned from zone R-1 to zone R-2 in order match the zoning of proposed lots one through three. Reference the attached plat exhibit for a visual reference of the proposed divided parcels. Lots four and five are shown (on the attached) with hatching to indicate the area we are requesting to be rezoned.

We respectfully request your review and approval for the rezoning changes mentioned above.

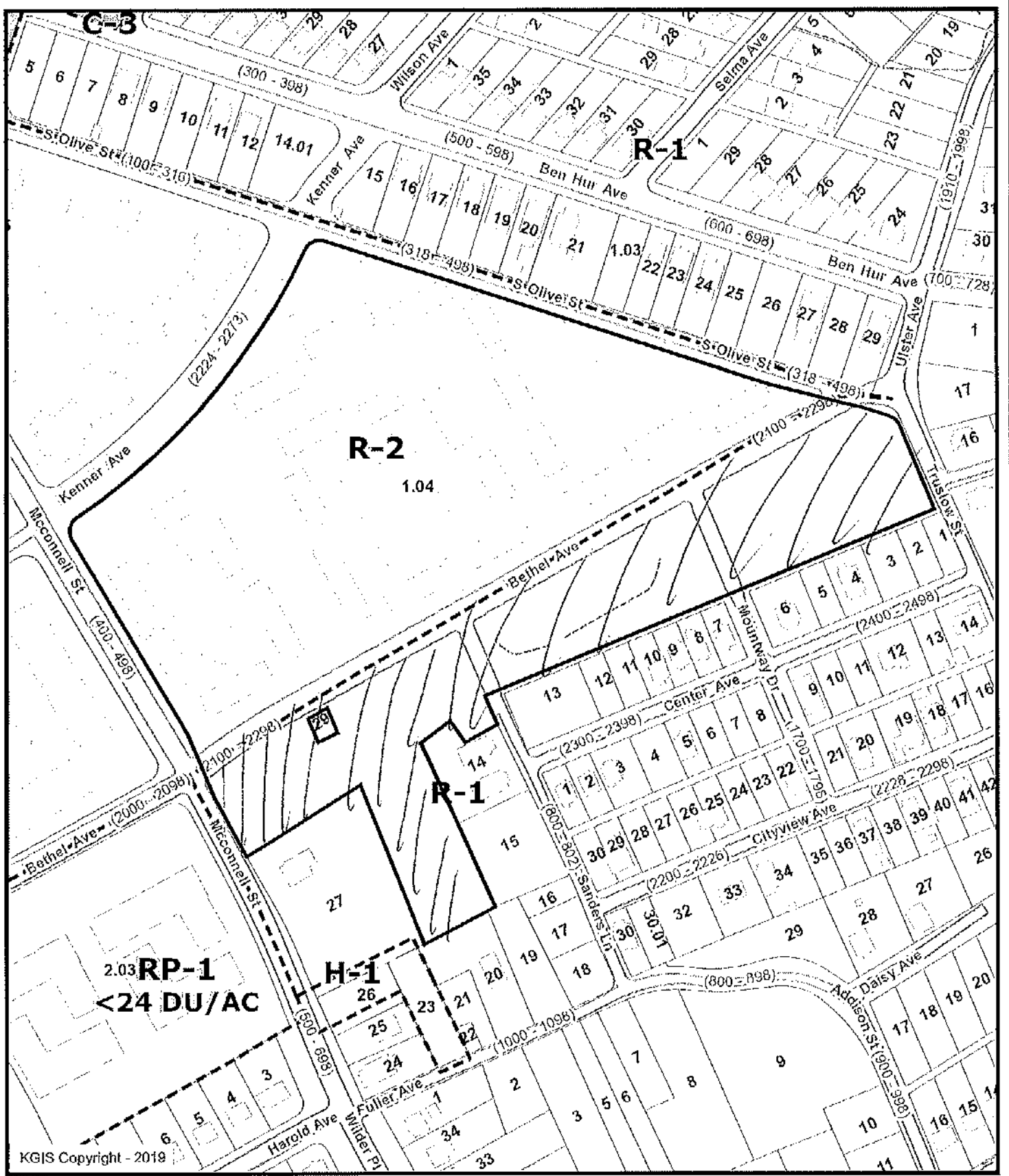
Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.


Greg Presnell, P.E.
Principal


Joshua Brucc, E.I.T.
Staff Consultant

Enclosures: Rezoning Application
Rezoning Fee Check
Plat Exhibit

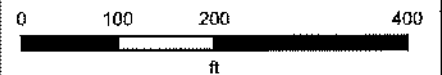


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Letter Portrait



Printed: 1/31/2019 at 3:54:50 PM



Knoxville - Knox County - KUB Geographic Information System

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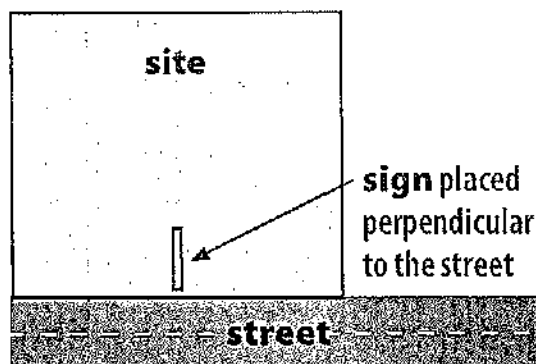
REQUIRED SIGN POSTING AGREEMENT

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:

2/27/19 and 3/15/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Joshua Bruce

Printed Name: Joshua Bruce

Phone: 615-330-7495 Email: jbruce@cecinc.com

Date: 01-31-19

MPC File Number: 3-14-19