



PLAN AMENDMENT REPORT

► **FILE #:** 4-J-22-SP

AGENDA ITEM #: 25

AGENDA DATE: 4/14/2022

► **APPLICANT:** KNOXVILLE COLLEGE C/O/ LEONARD ADAMS

OWNER(S): Knoxville College c/o Leonard Adams

TAX ID NUMBER: 94 G B 28, 29, 30, 31, 32 & 094GG010 (PART OF) [View map on KGIS](#)
& 004 (PART OF)

JURISDICTION: Council District 6

STREET ADDRESS: 927 Knoxville College Drive, 0 Mississippi Avenue & 0 Western Avenue

► **LOCATION:** West side of College Street, south side of Mississippi Avenue, east of Ridgebrook Lane

► **APPX. SIZE OF TRACT:** 11.7 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via College Street, a minor collector with a pavement width of 24-ft within a right-of-way width of 60-ft. Access is also via Mississippi Avenue, a local street, with a pavement width of 18-ft within a right-of-way width of 33-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: East Fork Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** PP (Public Parks and Refuges) & TDR (Traditional Neighborhood Residential) / INST (Institutional) & RN-2 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** MDR/O (Medium Density Residential/Office)

► **EXISTING LAND USE:** Public/quasi-public

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential, Vacant / TDR (Traditional Residential Neighborhood)

South: Public/quasi-public / CI (Civic Institutional)

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

West: Multi-family, Public park / MDR (Medium Density Residential)

NEIGHBORHOOD CONTEXT This is the northernmost part of the Knoxville College campus that is adjacent to the Mechanicsville neighborhood, the Ridgebrook Apartments, and the Malcolm-Martin park and greenway and the Ed Cothorn Pool.

STAFF RECOMMENDATION:

- **Approve the sector plan amendment to MDR/O (Medium Density Residential / Office) because it meets the location criteria of the land use classification.**

COMMENTS:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Though there have been no significant changes in conditions in this area, the subject property is adjacent to an existing apartment complex, a public park and is part of the Knoxville College campus.
2. The site is served by both sidewalks, transit and connects to the adjacent park greenway.
3. The subject property is also within the Parental Responsibility Zone for Maynard Elementary School.

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

1. The subject property is well served by transit, sidewalks and a within walking distance to a public park and the Knoxville College campus.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There isn't a obvious or significant error or omission in the sector plan. However, the sector plan could have considered MDR/O originally to allow for additional development options that are also transisitional in nature, like multifamily and office.

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

1. Increasing residential housing options that are served by transit continues to be a trend in development to help alleviate traffic congestion.
2. If the trip generation for a proposed residential development reaches 750 daily trips a transportation impact study will be required as part of the development process.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 45 (public school children, grades K-12)

Schools affected by this proposal: Maynard Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 5/17/2022 and 5/31/2022. 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.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-R-22-RZ
4-D-22-PA

AGENDA ITEM #: 25
AGENDA DATE: 4/14/2022

► **APPLICANT:** KNOXVILLE COLLEGE C/O LEONARD ADAMS
OWNER(S): Knoxville College c/o Leonard Adams

TAX ID NUMBER: 94 G B 28, 29, 30, 31, 32 & 094GG010 (PART OF) & 004 (PART OF) [View map on KGIS](#)
JURISDICTION: Council District 6
STREET ADDRESS: 927 Knoxville College Drive, 0 Mississippi Avenue & 0 Western Ave.
► **LOCATION:** **West side of College Street, south side of Mississippi Avenue, east of Ridgebrook Lane**
► **TRACT INFORMATION:** **11.7 acres.**
SECTOR PLAN: Central City
GROWTH POLICY PLAN:
ACCESSIBILITY: Access is via College Street, a minor collector with a pavement width of 24-ft within a right-of-way width of 60-ft. Access is also via Mississippi Avenue, a local street, with a pavement width of 18-ft within a right-of-way width of 33-ft.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: East Fork Creek

► **PRESENT PLAN DESIGNATION/ZONING:** PP (Public Parks and Refuges) & TDR (Traditional Neighborhood Residential) / INST (Institutional) & RN-2 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / RN-6 (Multi-Family Residential Neighborhood)

► **EXISTING LAND USE:** Public/quasi-public

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North:	Single family residential, Vacant / TDR (Traditional Residential Neighborhood) / RN-2 (Single family residential neighborhood)
South:	Public/quasi-public / CI (Civic Institutional) / INST (Institutional)
East:	Single family residential / TDR (Traditional Residential Neighborhood) / RN-2 (Single family residential neighborhood)
West:	Multi-family, Public park / MDR (Medium Density Residential) / RN-5 (General residential neighborhood), INST (Institutional), OS

(Open Space)

NEIGHBORHOOD CONTEXT: This is the northernmost part of the Knoxville College campus that is adjacent to the Mechanicsville neighborhood, the Ridgebrook Apartments, and the Malcolm-Martin park and greenway and the Ed Cothorn Pool.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to MDR/O (Medium Density Residential / Office) because it meets the location criteria of the land use classification.**

- ▶ **Approve RN-6 (General Residential Neighborhood) zoning because it is compatible with the surrounding development.**

COMMENTS:

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

AN ERROR IN THE PLAN:

1. The plan should have considered designating this area as MDR/O because it meets the location criteria for the land use classification.
 - a) Near community activity centers, including uses such as schools and colleges, parks, and community commercial/office nodes
 - b) As transitional areas between commercial development and low density residential neighborhoods
 - c) Site with less than 15 percent slopes
 - d) Along or near corridors that are served by or proposed to be served by transit, with densities proposed to be above 12 dwelling units per acre and to be served by sidewalk

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:

1. Though there have been no significant infrastructure changes in this area, the subject property is adjacent to an existing apartment complex, a public park and is part of the Knoxville College campus.
2. The site is served by both sidewalks, transit and connects to the adjacent park greenway.
3. The subject property is also within the Parental Responsibility Zone for Maynard Elementary School.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a plan amendment, however, infill residential development in an area well served by transit and adjacent to a public park and a college is consistent with the one year plan.
2. The adjacent public park also houses the Knoxville-Knox County CAC Beardsley Community Farm that provides land and resources for gardening to increase food security in Knoxville.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment, however, the demand for additional residential housing is well-documented both locally and nationwide.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 subject property is within the Knoxville College campus and part of the Mechanicsville community.
2. The area is well served by transit, sidewalks, and a public park and pool.
3. A rezoning to RN-6 would allow additional opportunities to accommodate residential growth through infill development in an area that is part of a college campus within a neighborhood.

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

1. The RN-6 Multi-Family Residential Neighborhood Zoning District permits a mixture of all housing types including single-family, two-family, townhouse, and multi-family, which are land uses suitable for this area adjacent to a college campus, apartments and a single family residential neighborhood.

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 part of the Knoxville College campus, although mostly fenced from the adjacent neighborhood presently has a pedestrian path that connects the Mechanicsville neighborhood to the Malcolm-Martin Park and the Ed Cothorn Pool and the CAC Beardsley Community Farm.

2. This pedestrian connection to the park for the adjacent residential neighborhood should remain open with any new infill development.

3. If the trip generation for a proposed residential development reaches 750 daily trips a transportation impact study will be required as part of the development process.

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 rezoning is compatible with the recommended One Year Plan amendment to MDR/O (Medium Density Residential/Office) & Sector Plan amendment to MDR/O (Medium Density Residential/Office) and is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 4281 (average daily vehicle trips)

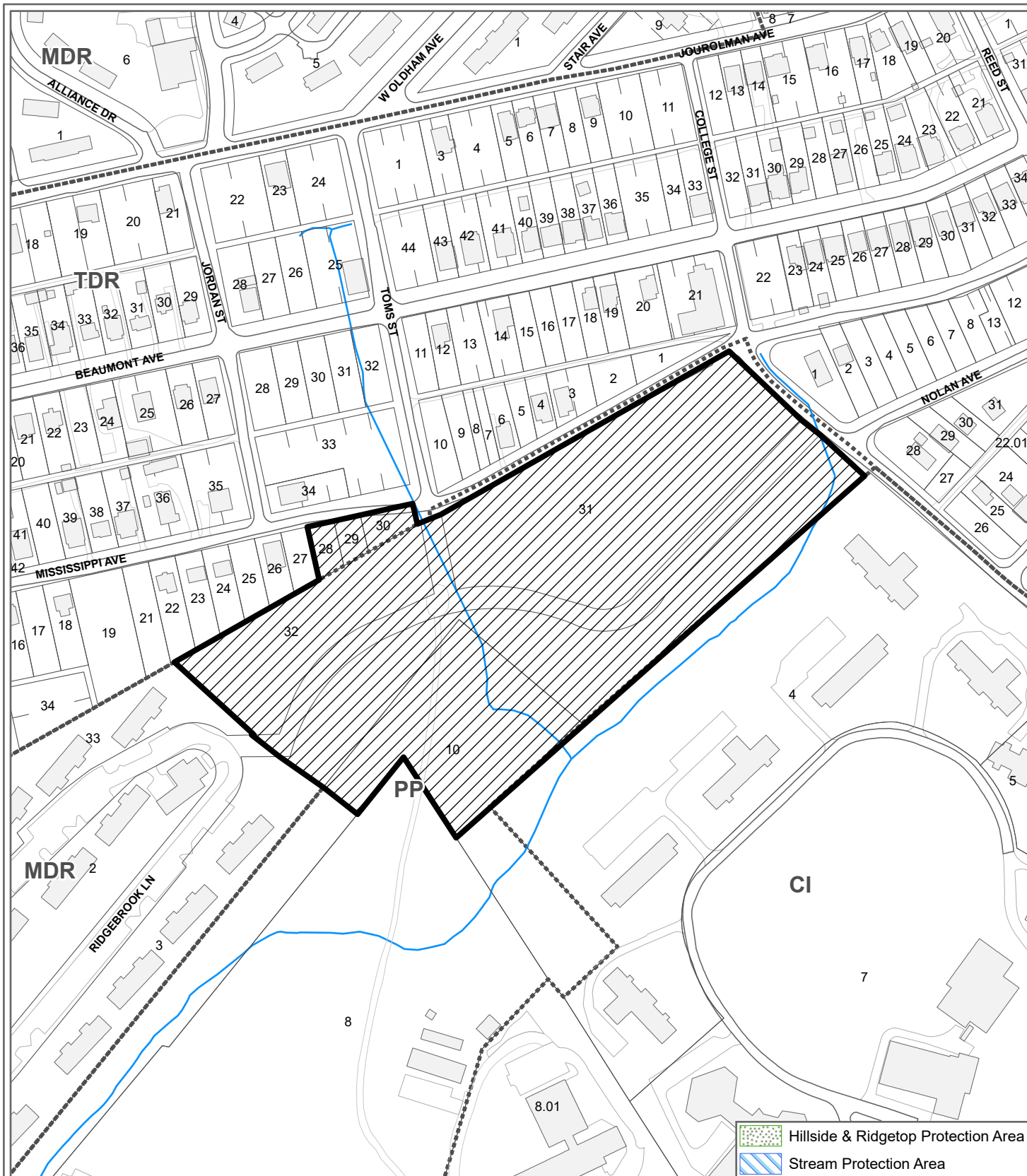
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 45 (public school children, grades K-12)

Schools affected by this proposal: Maynard Elementary, Bearden Middle, and West High.

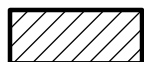
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- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
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4-J-22-SP **CENTRAL CITY SECTOR PLAN AMENDMENT**

From: PP (Public Parks and Refuges) & TDR (Traditional Neighborhood Residential)
 To: MDR/O (Medium Density Residential/Office)



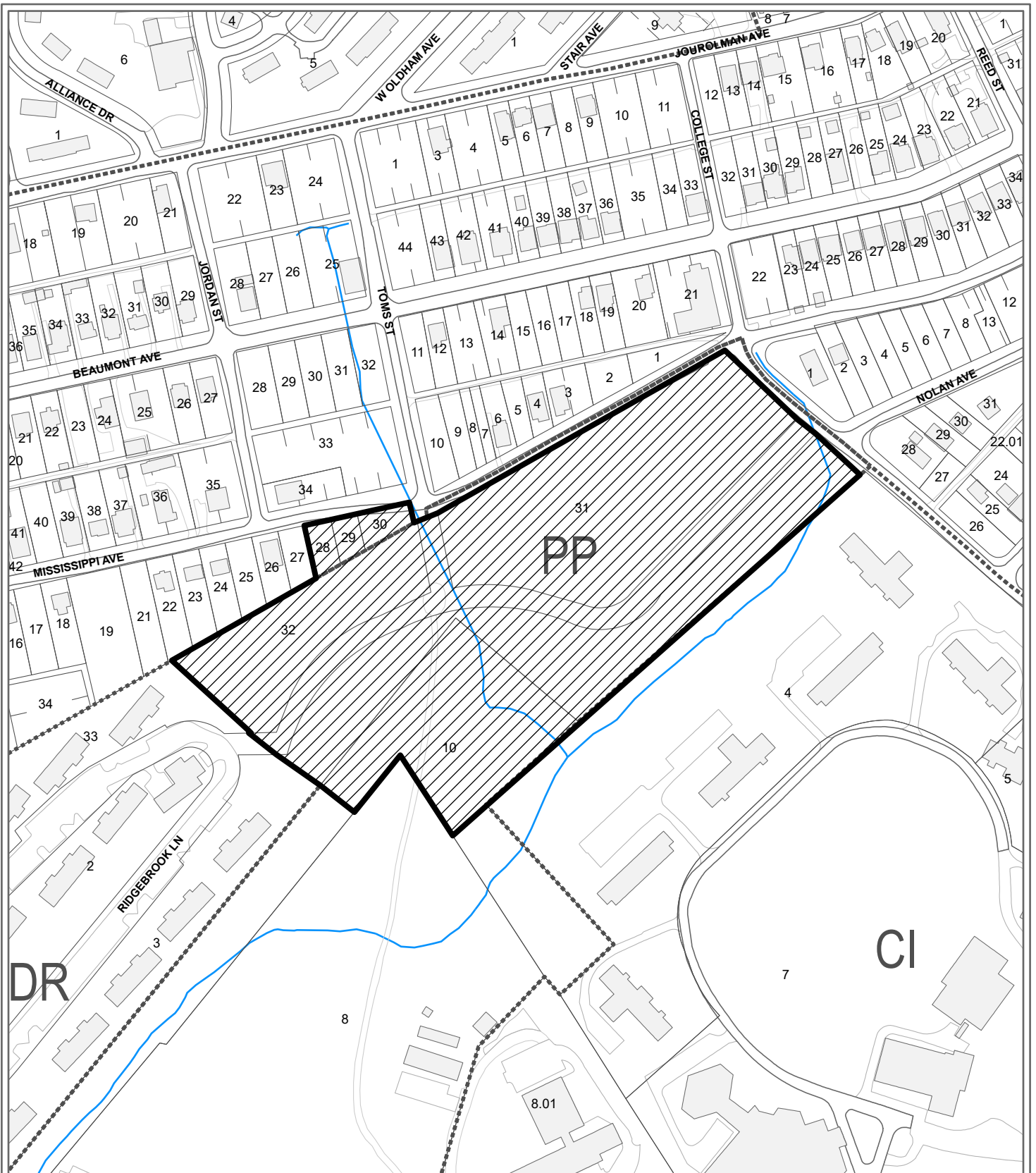
Original Print Date: 3/14/2022 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Knoxville College c/o Leonard Adams

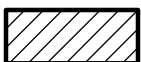
Map No: 94
 Jurisdiction: City

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 Feet





**4-D-22-PA / 4-R-22-RZ
PLAN AMENDMENT**



From: PP (Public Parks and Refuges) & TDR (Traditional Neighborhood Residential)
To: MDR/O (Medium Density Residential/Office)

Petitioner: Knoxville College c/o Leonard Adams

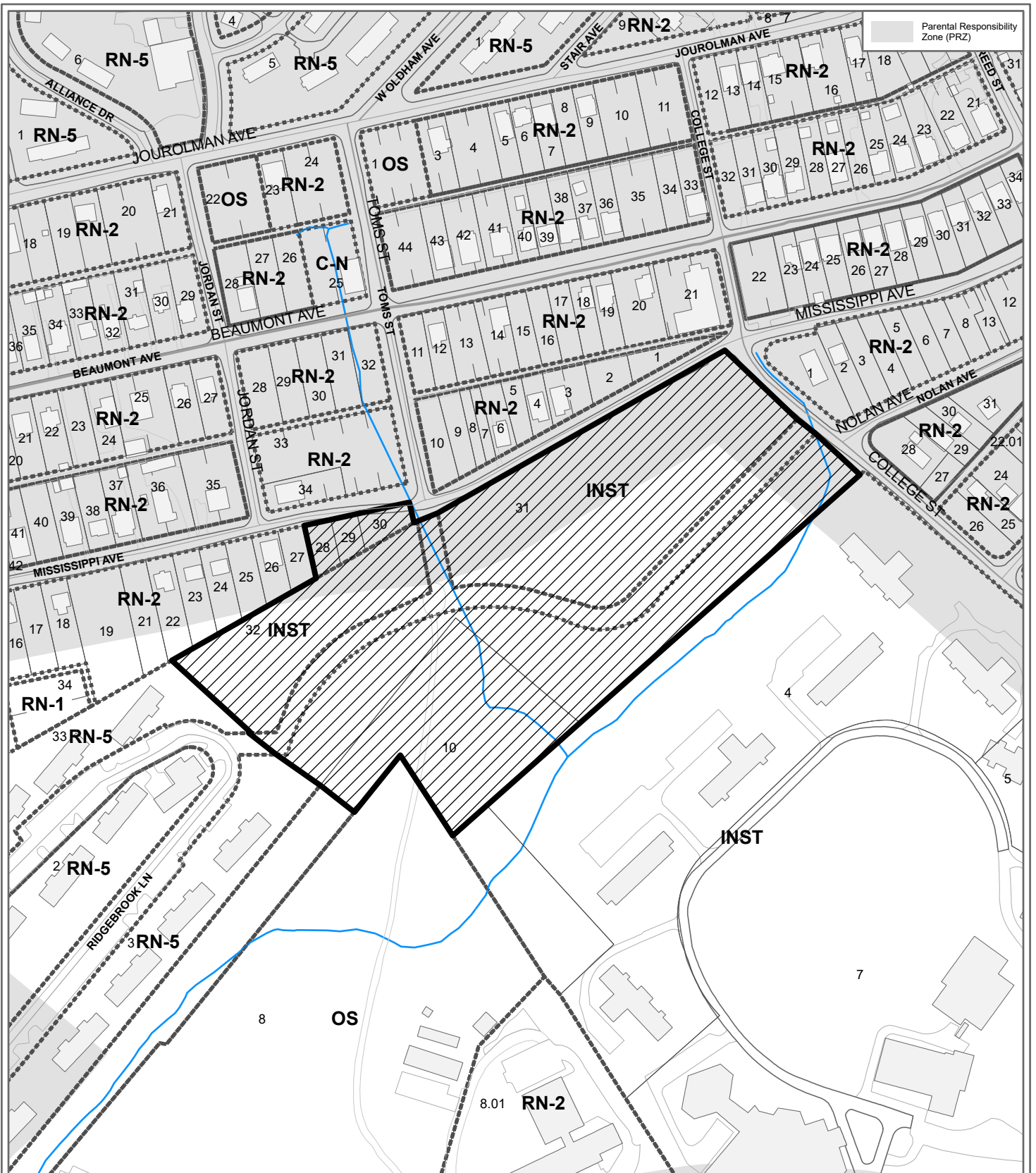
Map No: 94

Jurisdiction: City

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Feet



Original Print Date: 3/14/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



4-R-22-RZ REZONING

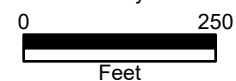


From: INST (Institutional) & RN-2 (Single-Family Residential Neighborhood)
To: RN-6 (Multi-Family Residential Neighborhood)

Petitioner: Knoxville College c/o Leonard Adams

Map No: 94

Jurisdiction: City



Original Print Date: 3/7/2022
Revised:
Knoxville - Knox County 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, Knoxville College c/o Leonard Adams has submitted an application for an amendment to the Central City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Public Parks and Refuges and Traditional Neighborhood Residential to Medium Density Residential/Office 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 April 14, 2022, 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 #4-J-21-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

Exhibit B. 4-R-21-RZ / 4-J-21-SP / 4-D-22-PA Contextual Images

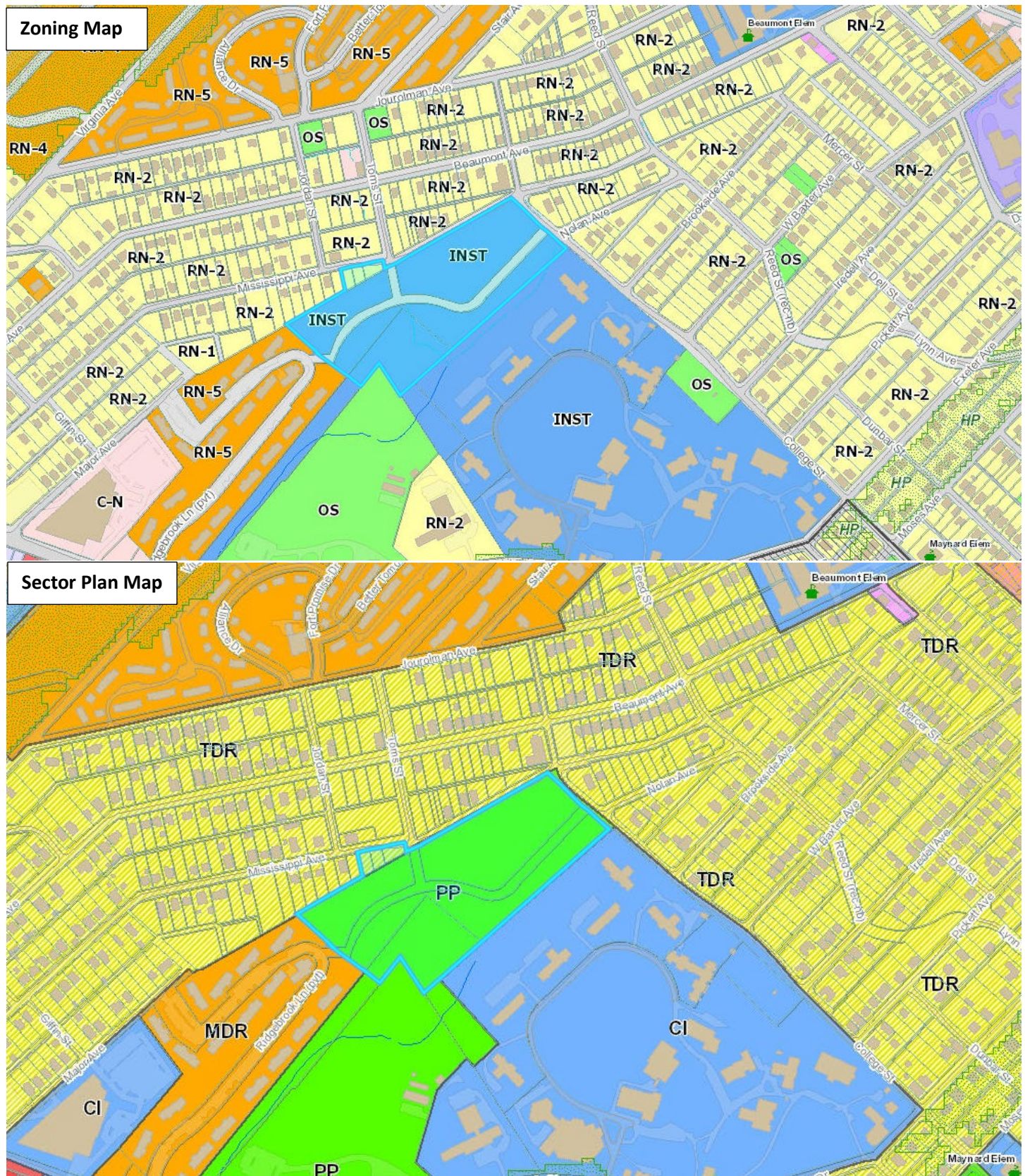
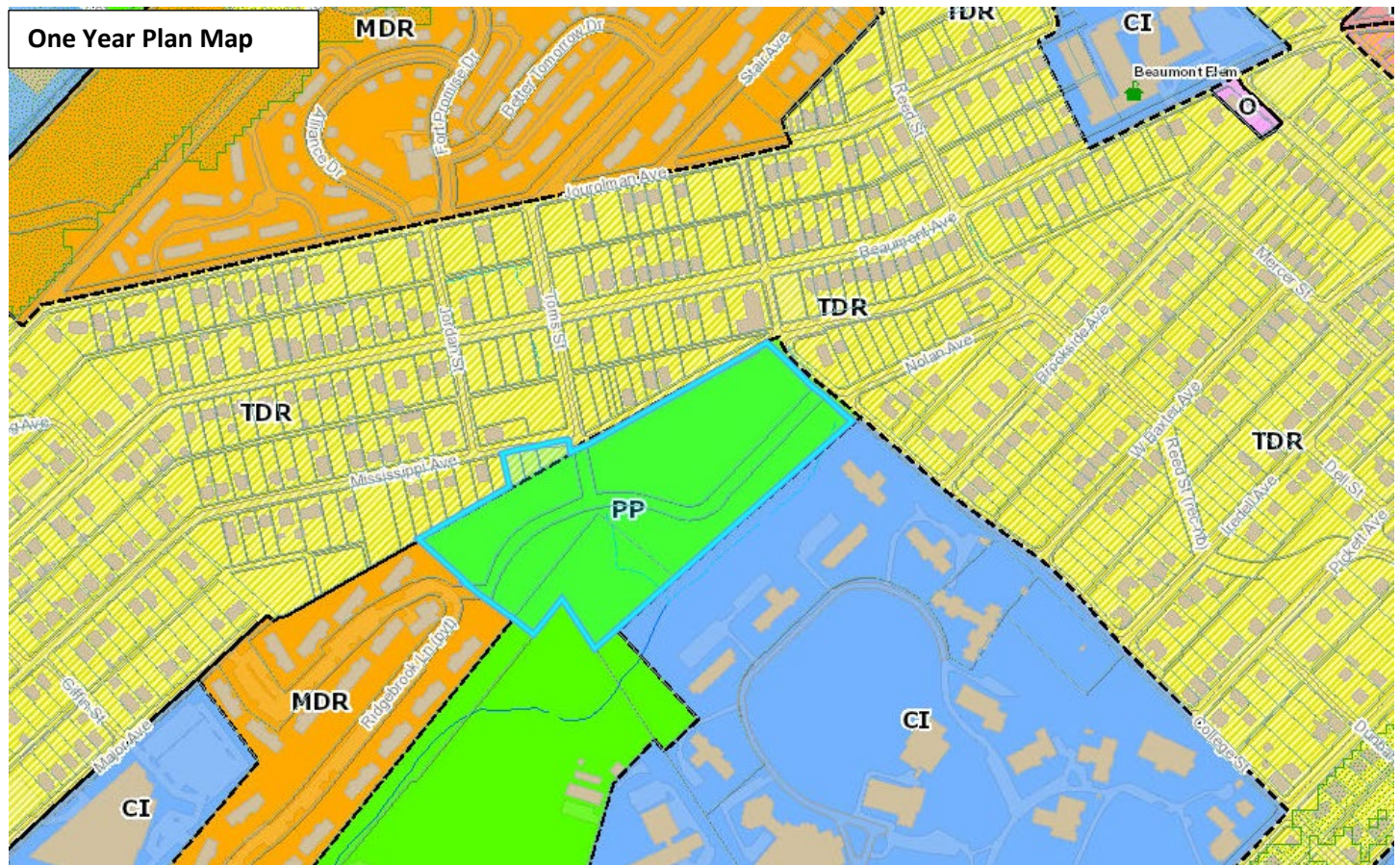


Exhibit B. 4-R-21-RZ / 4-J-21-SP / 4-D-22-PA Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ SP ☒ OYP
☒ Rezoning

Knoxville College c/o Leonard Adams

Applicant Name

Affiliation

2/28/2022

4/14/2022

Date Filed

Meeting Date (if applicable)

File Number(s)
4-R-22-RZ
4-J-22-SP
4-D-22-PA

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☒ Architect/Landscape Architect

Nathan Honeycutt

McCarty Holsaple McCarty

Name

Company

550 W. Main Street, Suite 300

Knoxville

TN

37902

Address

City

State

ZIP

423-329-3900

NHoneycutt@mhminc.com

Phone

Email

CURRENT PROPERTY INFO

Knoxville College c/o Leonard Adams

901 Knoxville College Drive

865-521-8064

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

927
901 Knoxville College Drive, 0 Mississippi Ave, & 0 Western Ave

094GB 28, 29, 30, 31, 32, 094GG 10, 04

Property Address

Parcel ID, & 094GG010 (part of) & 004 (part of)

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of College St, south side of Mississippi Ave, east of Ridgebrook Ln

11.7 acres

General Location

Tract Size

☒ City ☐ County

6th
District

INST & RN-2

Zoning District

Public - Quasi Public

Existing Land Use

Central City

PP, CI & TND TDR

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change**RN-6**

Proposed Zoning

☒ Plan Amendment Change**MDR/O**

Proposed Plan Designation(s)

Pending Plat File Number

~~25~~

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	Rezoning	Total \$2,385	MR
325	\$1,185		
Fee 2	Sector Plan		
527	\$800		
Fee 3			
517	\$400		

AUTHORIZATION

Applicant Signature

865-521-8064

Phone Number

Knoxville College c/o Leonard Adams

Please Print

LAdams@knoxvillecollege.edu

Email

Knoxville College

Please Print

2/25/2022

Date

2/25/2022

Date
payment received 3/1/2022
Marc