

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

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

**File Number:** 12-D-06-RZ                      **Related File Number:**  
**Application Filed:** 10/23/2006              **Date of Revision:**  
**Applicant:** KAREN BAILEY NOLT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Bafford Place, south of Island Home Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 D C 008.02, 008.03                      **Jurisdiction:** City  
**Size of Tract:** 1.76 acres  
**Accessibility:** Access is via Bafford Place, a local street with 16' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single detached dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Between 4 to 6 condominium units with common areas                      **Density:** 3 du/ac  
**Sector Plan:** South City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with low density residential uses under R-1 zoning. Ijams Nature Center is located to the east, zoned OS-1, and the Tennessee School for the Deaf is located to the northwest of the site, zoned R-1.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 2647 Bafford Place  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential) / H-1 (Historical Overlay) and Design Guidelines  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:            Brusseau,Bennett

Staff Recomm. (Abbr.):        APPROVE RP-1 (Planned Residential) / H-1 (Historic Overlay) zoning.  
APPROVE a density of up to 3 du/ac.  
APPROVE the attached design guidelines for the Meade School H-1 overlay.

Staff Recomm. (Full):        The RP-1 zoning at the recommended density, with the additional H-1 overlay protection, will allow the historic school to be preserved and reused for multiple dwellings, subject to MPC and Historic Zoning Commission (HZC) plan reviews and approvals. This H-1 designation was approved by the Historic Zoning Commission on December 21, 2006.

Comments:                      NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RP-1 zoning at up to 3 du/ac will allow this existing 7,700 square foot historic school building to be reused for up to 5 dwelling units.
2. The developed density in the adjacent detached residential R-1 neighborhoods ranges from 1 to 5 du/ac. The requested RP-1 zoning allows consideration of the proposed multiple dwellings within the school building, whereas the current R-1 only permits detached units. The proposed density for this 1.76 acre site is compatible with surrounding development and zoning.
3. RP-1 zoning will require MPC use on review approval of site plans prior to multiple dwelling units being established within the existing structure. During this review, potential issues such as parking, landscaping, layout and other concerns can be addressed. Additionally, the H-1 overlay will require HZC approval of plans prior to adding dwelling units.
4. Approval of this request designates Meade School as an H-1 Historic Overlay with design guidelines. Meade School represents the significance of the PWA and WPA programs of the 1930s in constructing schools in Knoxville, and is one of the few surviving buildings attributed to Alfred Gredig, a Knoxville architect of that era. The historic and architectural significance of Meade School merits its designation, which is consistent with the recently revised Knoxville portion of the Cultural Resources Plan, "The Future of Knoxville's Past."

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. At the recommended density, up to 5 dwelling units could be proposed in the structure. Attached residential use would add approximately 45 vehicle trips per day to the street system and about 2 children under the age of 18 to the school system.
3. The site is located at the end of Bafford Place, about 600 feet south of its intersection with Island Home Ave., a minor collector street. Sight distance appears to be adequate at this intersection.
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review process. The RP-1 zone requires a 25 foot peripheral building setback, which already exists along the entire periphery of the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan and One Year Plan both propose low density residential use for this site, consistent with this proposal.
2. This request is unlikely to generate similar requests for RP-1 zoning in this area in the future because this is a unique situation that warrants consideration in order to maintain a viable use for the historic school building. Most of the surrounding R-1 neighborhoods are established and unlikely to be requested for zoning changes.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's

proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by the City of Knoxville Engineering Department and MPC staff.

**MPC Action:** Approved

**MPC Meeting Date:** 12/14/2006

**Details of MPC action:**

**Summary of MPC action:** RP-1 (Planned Residential) / H-1 (Historic Overlay) at a density of up to 3 dwelling units per acre and approve the design guidelines for the Meade School H-1 overlay

**Date of MPC Approval:** 12/14/2006

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 1/16/2007

**Date of Legislative Action, Second Reading:** 1/30/2007

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**