

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

**CENTRAL CITY SECTOR PLAN AMENDMENT**

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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 12-F-13-RZ                      **Related File Number:** 12-B-13-SP  
**Application Filed:** 10/25/2013                      **Date of Revision:**  
**Applicant:** BOYS AND GIRLS CLUB OF TENNESSEE

## PROPERTY INFORMATION

**General Location:** Southeast side Deaderick Ave., northwest side Arthur St., northeast of Hannah Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 K F 015                      **Jurisdiction:** City  
**Size of Tract:** 2.63 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Boys and Girls Club  
**Surrounding Land Use:**  
**Proposed Use:** Housing for elderly                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 220 Carrick St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park) / H-1 (Historic Overlay) & O-2 (Civic and Institutional) / H-1 (Historic Overlay)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services) / H-1 (Historic Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** O (Office)

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) / H-1 (Historic Overlay) zoning.

Staff Recomm. (Full):

O-1 zoning for this parcel is compatible with surrounding land uses and zoning.

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 proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1/H-1 zoning is a logical extension of zoning from the east, across Arthur St.
3. O-1 zoning is appropriate to allow flexibility in the redevelopment of this former institutional use and building. The Moses Center, the Boys and Girls Club of TN, and Knoxville Police Academy are all either currently or formerly located in this building and on this site.

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

1. The O-1 zone, as described in the zoning ordinance, is intended to provide areas for professional and business offices and related activities that require separate buildings surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
2. Based on the above general intent, this site is appropriate for O-1 zoning.
3. The H-1 zoning overlay will remain in place. New construction will be subject to review by the Knoxville Historic Zoning Commission. The building is a contributing structure within the Mechanicsville Historic 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 proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. The proposal will have a minimal impact on streets and minimal impact on schools.
3. Public water and sewer utilities are in place to serve the site.

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 City of Knoxville One Year Plan proposes general commercial (GC) uses for the site. O-1 zoning is acceptable within the GC designation, as office uses are less intense than commercial uses.
2. With the recommended amendment to the Central City Sector Plan to O (Office), O-1 zoning would be consistent with that plan.
3. This proposal does not present any apparent conflicts with any other adopted plans.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the

amendment is operative.

2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

**Action:** Approved

**Meeting Date:** 12/12/2013

**Details of Action:**

**Summary of Action:** O-1 (Office, Medical, and Related Services) / H-1 (Historic Overlay)

**Date of Approval:** 12/12/2013

**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:** 1/7/2014

**Date of Legislative Action, Second Reading:** 1/21/2014

**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:**