

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTH 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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
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File Number: 2-E-17-RZ **Related File Number:** 2-C-17-SP
Application Filed: 12/29/2016 **Date of Revision:**
Applicant: CITY OF KNOXVILLE / COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY INFORMATION

General Location: West side E. Moody Ave., north side Tipton Ave.
Other Parcel Info.:
Tax ID Number: 109 G B 01505 **Jurisdiction:** City
Size of Tract: 2.55 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant school
Surrounding Land Use:
Proposed Use: Assisted senior living **Density:**
Sector Plan: South City **Sector Plan Designation:** CI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 953 E Moody Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) / H-1 (Historic Overlay) & OS-2 (Parks and Open Space) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential) / H-1 (Historic Overlay)
Previous Requests: 5-B-11-RZ (added H-1 overlay)
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic Institutional)
Requested Plan Category: LDR (Low Density Residential)

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 R-1A (Low Density Residential) / H-1 (Historic Overlay) zoning.

Staff Recomm. (Full): R-1A base zoning for this parcel is compatible with surrounding land uses and zoning, and is consistent with the recommended sector plan amendment to LDR. The property is surrounded by an LDR plan designation on three sides. The H-1 historical overlay will remain on the 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 proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. R-1A zoning is consistent with the approval recommendation of the sector plan to LDR.
3. R-1A zoning will allow consideration of multi-dwelling residential, single dwellings, duplexes and assisted living, as proposed.
4. R-1A zoning will permit the proposed redevelopment of the historic school into residential units.

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

1. The R-1A zone, as described in the zoning ordinance, is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. Based on the above general intent, this site is appropriate for R-1A zoning.
3. The H-1 zoning overlay will remain in place. New construction and/or renovations will be subject to review by the Knoxville Historic Zoning Commission.

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 CI (Civic Institutional) uses for the site. If this sector plan amendment and rezoning are approved, staff will recommend that the parcel be changed to LDR as part of the 2017 One Year Plan update.
2. With the recommended amendment to the South City Sector Plan to LDR (Low Density Residential), R-1A 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 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:** 2/9/2017

Details of Action:

Summary of Action: R-1A (Low Density Residential) / H-1 (Historic Overlay)

Date of Approval: 2/9/2017 **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: 3/14/2017 **Date of Legislative Action, Second Reading:** 3/28/2017

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:**