

# 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

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**File Number:** 5-N-14-RZ                      **Related File Number:**  
**Application Filed:** 3/31/2014              **Date of Revision:**  
**Applicant:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

### PROPERTY INFORMATION

**General Location:** Southwest side McConnell St., northwest side Bethel Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 95 B F 023(P.T ZONED R-1) & 02301    **OTHER:** 082OK0010    **Jurisdiction:** City  
**Size of Tract:** 3.8 acres  
**Accessibility:** Access is via Bethel Ave., a local street with 26' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Elderly housing    **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located adjacent to the Walter P. Taylor Homes development, zoned R-2.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential) and C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of R-2 from the east  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**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-2 (General Residential) zoning.

**Staff Recomm. (Full):** R-2 zoning is a logical extension of zoning from the east and is consistent with the proposal for medium density residential uses on the One Year Plan and sector plan maps.

**Comments:** 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 request is an extension of R-2 zoning from the east and is compatible with the scale and intensity of surrounding development and zoning.
2. The subject property abuts an existing apartment development (Walter P. Taylor Homes) to the east, zoned R-2. The addition of this site will have a minimal impact on surrounding properties.
3. The proposed R-2 zoning is consistent with the Central City Sector Plan and One Year Plan proposals for the site. The site is designated for medium density residential uses on both plans and allows consideration of medium density residential uses and zones, such as R-2.

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

1. The requested R-2 zoning is a residential district 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. Some 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.
2. Based on the above description, R-2 is an appropriate zone for this site.

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. R-2 zoning for this site will allow the continued development of apartments in the area. The applicant proposes to develop elderly housing on this site, as part of KCDC's redevelopment of the Walter P. Taylor Homes area.
2. The impact of the proposed rezoning should be minimal, as the R-2 zoning and attached residential development are well established in the area.
3. Public water and sewer utilities are available 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 Central City Sector Plan and City of Knoxville One Year Plan both designate this site for medium density residential uses, consistent with the requested R-2 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for R-2 zoning on surrounding properties, which will likely require plan amendments. All of the area designated for MDR uses appears to be already zoned either R-2 or RP-1 for attached residential development.
4. This proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved

**Meeting Date:** 5/8/2014

**Details of Action:**

**Summary of Action:** R-2 (General Residential) zoning.  
**Date of Approval:** 5/8/2014      **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:** 6/10/2014      **Date of Legislative Action, Second Reading:** 6/24/2014  
**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:**