

# 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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Knoxville, Tennessee 37902  
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**File Number:** 1-B-07-RZ                      **Related File Number:** 1-A-07-PA  
**Application Filed:** 11/21/2006              **Date of Revision:**  
**Applicant:** HAROLD RIGSBY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Grand Ave., northeast of Twenty Third St, northwest of Twenty Second St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 O D 011                      **Jurisdiction:** City  
**Size of Tract:** 1.48 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Apartments with garages and surface parking                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-2 (Civic and Institutional)  
**Former Zoning:**  
**Requested Zoning:** RP-3 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE RP-3 (Planned Residential) zoning.

Staff Recomm. (Full): RP-3 is an extension of zoning from the south and east and will allow additional development similar to the already established high density apartment development in the area.

Comments: NEED AND JUSTIFICATION FOR PROPOSAL  
1. A high density residential designation and zoning district is compatible with the surrounding development and zoning pattern. The HDR designation and RP-3 zoning have already been approved in the block to the southeast.  
2. Medium density residential and office redevelopment has successfully occurred to the south and east in the Ft. Sanders neighborhood.  
3. Approval of these requests will allow a continuation of the high density residential development that has occurred to the south and east of this site.

EFFECTS OF THE PROPOSAL  
1. The high density residential development of this site is being done with surrounding property separated by the existing street system which requires that each site be considered separately. The finished density and surface parking for the development, however, will be compatible with other development found in the area.  
2. High density residential uses and related surface parking lots would be compatible with the surrounding established warehouse/wholesaling, medical, office and medium density residential development pattern.  
3. Under the requested RP-3 zone, new development on this site will require use on review approval of a development plan from MPC prior to issuance of any building permits for the project.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. With the recommended amendment to the City of Knoxville One Year Plan to HDR, the zoning request will be consistent with the plan.  
2. The Central City Sector Plan proposes medium density residential use for this area. The Fort Sanders Neighborhood Plan of March 2000 proposed medium or high density residential development for most of these properties. Related One Year Plan and rezoning requests were previously approved under the Ft. Sanders Plan designations prior to the update of the Central City Sector Plan.  
3. Approval of these requests continues the extension of high density residential development in this section of the Ft. Sanders neighborhood and could lead to additional requests in the future.

MPC Action: Approved MPC Meeting Date: 1/11/2007

Details of MPC action:

Summary of MPC action: RP-3 (Planned Residential)

Date of MPC Approval: 1/11/2007 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: 2/13/2007 Date of Legislative Action, Second Reading: 2/27/2007

Ordinance Number: Other Ordinance Number References:

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**