

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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
w w w • k n o x m p c • o r g

File Number: 1-E-14-UR
Application Filed: 11/25/2013
Applicant: 908 DEVELOPMENT

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Forest Av., east side of S. Twenty First St.
Other Parcel Info.:
Tax ID Number: 94 N B 016 **Jurisdiction:** City
Size of Tract: 0.67 acres
Accessibility: Access is via S. Twenty First St., a local street with a pavement width of 26' with a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Parking lot **Density:**
Sector Plan: Central City **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in the northern section of the Fort Sanders neighborhood. This general area has experienced redevelopment in the past few years. There have been a number of apartments built in the area that have replaced a number of the produce wholesalers and other businesses.

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

Street: 2013 Forest Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-3 (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Applicant applied for O-2 (Civic and Institutional) District and the MPC recommended RP-3 (Planned Residential) at the November 14, 2013 MPC meeting. This matter is currently at City Council for consideration.

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for an overflow parking lot as shown on the site plan subject to 3 conditions

Staff Recomm. (Full):

1. Limiting the use of the parking lot to the residents and guests of the apartment project being developed by this same applicant at 2308 Forest Av. (094OD02001)
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Engineering Dept.

Comments:

This applicant is currently constructing a nearby apartment development and they are proposing to develop this site as an overflow parking lot for that project. The Knoxville Chief Building Official has agreed that the proposed parking lot is a matter that can be considered by MPC as an associated commercial use under the provisions of the RP-3 (Planned Residential) zoning district. The RP-3 regulations permit commercial development to be considered as part of an overall development plan. For every one-hundred dwelling units that are built in a project the applicant has the right to ask for up to one acre of commercial uses. The proposed parking lot is going to be situated on a .67 acre site. The associated residential development will contain 177 apartments. The applicant has stated that the use of the parking lot will be limited to the residents and guests of the apartment development that is being constructed by this company. To limit the use, the applicant will fence and gate the site.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. The property is located along a local street. No negative traffic impact is anticipated.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed parking lot is consistent with the general standards for uses permitted on review: The proposed use is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will draw a minimal amount of additional traffic through this residential area.
2. The proposal meets all relevant requirements of the RP-3 zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Central City Sector Plan and One Year plan for the area which proposes HDR (High Density Residential)

Action:

Postponed

Meeting Date: 2/13/2014

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements: 1/9/2014

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: