

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-H-04-PA **Related File Number:**
Application Filed: 12/15/2003 **Date of Revision:**
Applicant: CAMDEN MANAGEMENT PARTNERS
Owner:

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
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PROPERTY INFORMATION

General Location: Northwest side W. Blount Ave., southwest of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 108 E A 001,002 **Jurisdiction:** City
Size of Tract: 7 acres
Accessibility: Access is via W. Blount Ave., a major collector street with 24' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Glove factory
Surrounding Land Use:
Proposed Use: High density residential development **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in an older industrial area that has developed under I-3 and I-4 zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses (LI,GC,MDR))
Requested Plan Category: HDR (High Density Residential)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE HDR (High Density Residential) One Year Plan designation

Staff Recomm. (Full): HDR designation of this site is an extension of the MU (GC,HDR) designation adjacent to the northeast. The sector plan proposes commercial use for this site although it also proposes low density residential use in the area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
 1. The HDR designation will allow residential development that is compatible with the scale and intensity of surrounding industrial and office development and zoning pattern.
 2. The HDR designation will require a rezoning from the current C-6 commercial classification prior to any residential development

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed reclassification would allow consideration of development at a greater density than 24 units per acre.
3. HDR, when viewed against the current C-6 zoning development potential, could have similar impact on surrounding properties and be compatible with the scale and intensity of the industrial development and zoning found in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The HDR designation is similar in intensity to the commercial use proposed for this site by the South City Sector Plan.
2. The site is located within the Urban Growth (Inside the City limits) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE HDR (High Density Residential)

Date of MPC Approval: 1/8/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 2/3/2004

Date of Legislative Action, Second Reading: 2/17/2004

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: