

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-H-06-PA **Related File Number:** 1-P-06-RZ
Application Filed: 12/9/2005 **Date of Revision:**
Applicant: GONDOLF GROUP, LLC
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: North side Sutherland Ave., northwest of Tobler Ln.
Other Parcel Info.:
Tax ID Number: 107 D J 027 **Jurisdiction:** City
Size of Tract: 4.99 acres
Accessibility: Access is via Sutherland Ave., a two and three lane, minor arterial street with 10' pavement lanes generally within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Two story apartments **Density:** 1-15 du/ac
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant site is part of an older mixed use area that includes residences, businesses and institutional uses, including a public high school and an armory. Area zoning includes R-2, I-3, C-3 and C-4.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: MDR (Medium 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 MDR (Medium Density Residential) designation

Staff Recomm. (Full):

MDR uses are consistent with other uses and zoning found in the area. The sector plan proposes LI (Light Industrial) use for the site.

Comments:

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. A medium density residential designation and RP-1 zoning at a range up to 15 du/ac is more compatible with surrounding development than the current LI Light Industrial designation of this site. This rezoning will result in the removal of 5 acres of I-3 zoning from the area. This site is between apartment uses to the north, low density residential uses to the west and West High School to the south.

2. Medium density residential redevelopment has successfully occurred to the north and is under construction to the northeast within R-2 zoning

3. Other properties along Sutherland Ave. have been zoned R-2, I-2, I-3, C-3 and C-1 for many years.

B. EFFECTS OF THE PROPOSAL

1. The medium density residential development and RP-1 zoning of this industrial property should not lead to additional requests from owners of surrounding medium density residential properties for rezoning.

2. Medium density development on this site would allow consideration of 120 units, increase traffic by approximately 960 vehicular trips per day, and place a greater burden on public utilities. The site is situated adjacent to older residential development to the northwest of Sutherland Ave. If the property is developed with medium density residential and supportive surface parking lot uses as proposed, the uses would be compatible with the area's established low density residential, institutional, commercial and medium density residential development pattern.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. This sector plan amendment recommendation is consistent with the adjoining MDR designation and will protect the neighborhood residential development from incompatible industrial land uses.

2. RP-1 zoning at 24 dwellings per acre permits development compatible with surrounding established residential zoning and development. The sector plan designates this property for light industrial, with medium density residential, to the north and west.

MPC Action:

Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action:

Approval of MDR (Medium Density Residential)

Date of MPC Approval:

1/12/2006

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: 2/14/2006

Date of Legislative Action, Second Reading: 2/28/2006

Ordinance Number:

Disposition of Case: Denied (Withdrawn)

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: