

# 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:** 10-AA-03-RZ      **Related File Number:**  
**Application Filed:** 9/22/2003      **Date of Revision:**  
**Applicant:** GREGORY S. CAMPBELL  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest and southeast sides Forest Ave., southeast side Grand Ave., southwest Twenty Second St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 N R 1-12,15    OTHER: 094NA001-6, 19-29, 21.01, 094O    **Jurisdiction:** City  
**Size of Tract:** 5 acres  
**Accessibility:** Access is via Grand Ave. Twenty Second and Twenty Third Sts., all local streets with 32' pavements within 40' rights-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Warehousing and wholesaling  
**Surrounding Land Use:**  
**Proposed Use:** Apartments      **Density:** 24-60 du/ac  
**Sector Plan:** Central City      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of the Ft Sanders neighborhood that includes residences apartments, medical facilities and wholesale facilities within I-2, O-1, R-2 R-3 and RP-3 zones.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** RP-3 (Planned Residential) @ 24-45 du/ac  
**Former Zoning:**  
**Requested Zoning:** RP-3 (Planned Residential) @ 24-60 du/ac  
**Previous Requests:** Property was rezoned to RP-3 in 2003  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned RP-3 in 2003. (4-E-03-PA/4-Y-03-RZ)

### 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE RP-3 (Planned Residential) zoning at 24-60 du/ac

Staff Recomm. (Full): The applicant's requested increase in density to 24 -60 units per acre is needed to allow the incremental development to proceed within the established street pattern. The overall density of the complete development will be within the 24- 35 du/ac range. The sector plan proposes medium density residential uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The request is consistent with the intent of the sector plan proposal to replace industrial uses with medium density residential uses.  
2. The recommended density will allow development that is compatible with the surrounding development and zoning pattern.  
3. RP-3 zoning requires plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development issues can be addressed.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed density increase would allow the development to proceed within the established street network, which separates the units and requires that each block's density be determined independently.
3. The recommended density increase would have minimal impact on surrounding properties, as it is compatible with other development and zoning in the area.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed density increase is consistent with the intent of the Central Sector Plan to replace industrial uses in this area with more compatible residential uses.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action: APPROVE RP-3 (Planned Residential) at a density of 24-60 dwelling units per acre

Date of MPC Approval: 10/9/2003

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: 11/11/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**