

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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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File Number: 10-B-15-PA **Related File Number:** 10-F-15-RZ
Application Filed: 8/21/2015 **Date of Revision:**
Applicant: YORK ACQUISITIONS, LLC

PROPERTY INFORMATION

General Location: East side N. Concord St., south of Sutherland Ave.
Other Parcel Info.:
Tax ID Number: 108 B B 010 **Jurisdiction:** City
Size of Tract: 7.5 acres
Accessibility: Access is via S. Concord St., a minor arterial street with 4 lanes and 45' of pavement width within 70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant truck terminal
Surrounding Land Use:
Proposed Use: Apartments **Density:** 35 du/ac
Sector Plan: Central City **Sector Plan Designation:** MDR/O & Stream Protection
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of uses, including residential, office, commercial, industrial and a public park.

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

Street: 124 S Concord St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: RP-2 (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office)
Requested Plan Category: HDR (High Density Residential)

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: Michael Brusseau

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

Staff Recomm. (Full): A high density residential sector plan designation is appropriate for the subject property. HDR is consistent with the surrounding development and zoning pattern. A mix of uses are established in this area, many of which would be considered high intensity uses.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - The plan currently calls for medium density residential or office (MDR/O) development at this location, which is not consistent with the current I-2 zoning on the property. The plan obviously supports redevelopment of the site with a different use. The requested high density residential (HDR) designation is more intense than the proposed MDR/O. However, because of the site's close proximity to the University of Tennessee campus, on-site access to Third Creek Greenway leading to the UT campus, as well as sufficient road access and reasonable proximity to existing bus transit lines, staff supports the higher intensity HDR designation for this site.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known road or utility improvements have been made recently in the area, but the existing roads are adequate to handle the additional traffic that would be generated by this project.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With the wide range of uses and zoning in the area, including R-2 and R-3 zoning in the immediate area of Concord St., and with student housing being developed in the HDR density range about 1200 feet to the east in the northwest corner of the Ft. Sanders Neighborhood, it has been established that a mix of high intensity uses are acceptable in this area. The site directly north of the subject parcel is zoned I-4, which is the heavy industrial zoning district.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT -With the mix of established and developing high-intensity uses in the area and the variety of transportation options available to serve the site, high density residential uses are appropriate to be considered for the site. The site is also located in close proximity to the University of Tennessee campus.

Action: Approved

Meeting Date: 10/8/2015

Details of Action:

Summary of Action: HDR (High Density Residential)

Date of Approval: 10/8/2015

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: 11/10/2015

Date of Legislative Action, Second Reading: 2/2/2016

Ordinance Number:

Disposition of Case: Postponed

If "Other": Postponed 1-5, 1-19 & 2-2-16

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Denied
(Withdrawn)

If "Other":

Amendments:

Effective Date of Ordinance: