

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-C-15-SP **Related File Number:**
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 and 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 and Office) and Stream Protection
Requested Plan Category: HDR (High Density Residential) and Stream Protection

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.):

ADOPT RESOLUTION #10-C-15-SP, amending the Central City Sector Plan to HDR (High Density Residential) and recommend that Knoxville City Council also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

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:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

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.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

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:

Adopt Resolution #10-C-15-SP, amending the Central City Sector Plan to HDR (High Density Residential,) and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative

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

Ordinance Number:

Disposition of Case: Postponed

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

Amendments:

Date of Legislative Appeal:

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

Other Ordinance Number References:

Disposition of Case, Second Reading: Denied
(Withdrawn)

If "Other":

Amendments:

Effective Date of Ordinance: