

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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File Number: 10-C-16-RZ **Related File Number:**
Application Filed: 8/11/2016 **Date of Revision:**
Applicant: USA COMPOUND, INC.

PROPERTY INFORMATION

General Location: Northwest side E. Magnolia Ave., northeast of N. Olive St.
Other Parcel Info.:
Tax ID Number: 82 O D 022 **Jurisdiction:** City
Size of Tract: 17500 square feet
Accessibility: Access is via E. Magnolia Ave., a major arterial street with 4 lanes and 52' of pavement width with 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial/office building
Surrounding Land Use:
Proposed Use: Student housing for Pellissippi State Community College **Density:** 24 du/ac
Sector Plan: Central City **Sector Plan Designation:** MU-SD (CC-5)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located along E. Magnolia Ave., which is developed with primarily commercial uses under C-3 zoning

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

Street: 2321 E Magnolia Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
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:
Requested Plan Category:

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 RP-2 (Planned Residential) zoning at a density of up to 24 du/ac, subject to one condition:

Staff Recomm. (Full):

1. Prior to residential occupancy, the front façade of the building facing Magnolia Ave. and the commercial sign in the front yard must be removed.

With the recommended condition to reestablish the residential character to the site, RP-2 zoning will accommodate the proposed residential density being proposed. The proposed redevelopment of this former commercial building for residential uses is reasonable and the requested zoning is consistent with adopted plans for the area. The requested RP-2 zoning will require MPC approval of a development plan prior to issuance of occupancy permits for the project.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. RP-2 zoning at the requested density is consistent with both the sector plan and One Year Plan proposals for the area.
3. RP-2 zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and City Engineering staff can address issues such as landscape screening, site lighting, traffic circulation, access, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. RP-2 zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-2 is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The recommendation is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. Approval of RP-2 zoning at the recommended density will allow the applicant to submit a development plan with up to 9 dwelling units for MPC's consideration. If developed with multi-dwelling attached residential uses, as proposed, this would add approximately 110 vehicle trips per day to the street system and would add approximately 4 children under the age of 18 to the school system.
3. Public water and sewer utilities are in place to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes mixed uses for this site. RP-2 zoning is listed as an appropriate zone for consideration with this particular mixed use special district.
2. The Central City Sector Plan and the Magnolia Avenue Corridor Plan propose mixed uses for this site. RP-2 zoning is listed as an appropriate zone for consideration with this particular mixed use special district.
3. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved as Modified **Meeting Date:** 11/10/2016

Details of Action:

Summary of Action: RP-1 (Planned Residential) zoning at a density up to 24 dwelling units per acre, subject to the condition of removing the commercial sign in the front yard.

Date of Approval: 11/10/2016 **Date of Denial:** **Postponements:** 10/13/2016

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/6/2016 **Date of Legislative Action, Second Reading:** 12/20/2016

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:**