

CASE SUMMARY
APPLICATION TYPE: REZONING
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-F-15-RZ **Related File Number:** 10-B-15-PA
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:

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:

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:
History of Zoning:

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 RP-2 (Planned Residential) zoning at a density of up to 35 du/ac, as requested.

Staff Recomm. (Full): The recommended zoning and density is consistent with surrounding development and zoning in the area, and requires plan approval by MPC prior to development. With the recommended approval of the corresponding plan amendments, the proposed zoning is consistent with the sector plan and One Year Plan proposals for the area.

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. RP-2 zoning at up to 35 du/ac will allow the subject property to be redeveloped with high density apartments, consistent with other nearby developments in the area. The proposed density of up to 35 du/ac will allow for up to 246 dwelling units to be considered by MPC on the required use on review development plan.
2. The requested RP-2 zoning is a planned zoning district. This means that use on review approval of a development plan will be required by MPC, which will give the public and others the opportunity to review and comment on the proposed plans for the site. Planning staff will have the opportunity to make recommendations on bike racks, bicycle and pedestrian connections, landscaping, access, lighting, transit accommodations, layout, amenities and other design issues.
3. If developed under RP-2 zoning, the site can be developed in such a way to be compatible and consistent with nearby development in the area.

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. Potential negative impacts will be minimized with RP-2 zoning, as it requires development plan approval by MPC. Staff would expect the applicant to provide pedestrian and bike connections from the development to the Third Creek Greenway, which traverses across the southwest corner of the site.
2. This area has been developed a mix of intense residential and non-residential uses, so the proposed zoning and use of this site is compatible with the scale and intensity of surrounding development and zoning and should have minimal impact.
3. At the requested density of up to 35 du/ac on the 7.5 acres reported, up to 246 dwelling units could be proposed for the site. If developed with the proposed, attached, multi-dwelling residential units, this would add approximately 2268 trips to the street system and about 104 children to the school system. This project is intended to be for college student housing, so it is anticipated that the number of school-aged children will be significantly less than the typical multi-dwelling apartment project.
4. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

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. With the recommended plan amendment to HDR, RP-2 zoning at a density of up to 35 du/ac would be consistent with the Central City Sector Plan.
2. With the recommended plan amendment to HDR, RP-2 zoning at a density of up to 35 du/ac would be consistent with the City of Knoxville One Year Plan.
3. The site is located within the City Limits of Knoxville 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 **Meeting Date:** 10/8/2015

Details of Action:

Summary of Action: RP-2 (Planned Residential) zoning at a density up to 35 dwelling units per acre

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:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied
(Withdrawn)

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

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: