CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-I-03-PA Related File Number: 10-W-03-RZ

Application Filed: 9/22/2003 Date of Revision:

Applicant: GREGORY S CAMPBELL

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: North and south sides Grand Ave., east and west sides Twenty First St., southwest side Twentieth St.

north and south sides Forest Ave.

Other Parcel Info.:

Tax ID Number: 94 N A 7,9,9.01,10-16,94NR15,20 OTHER: 94NP1,4,5,8 9 **Jurisdiction:** City

Size of Tract: 5.9 acres

Accessibility: Access is via Grand and Forest Ave., and Twenty First and Twenty Second St., all local street with 32'

pavements within 40' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Warehouse and wholesale business

Surrounding Land Use:

Proposed Use: Apartment complex Density: 24-60 du/ac

Sector Plan: Central City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: These parcels are part of the mixed use wholesale, office and residential development found in the Ft

Sanders neighborhood within I-2,O-1,O-2, R-2 RP-3 and R-3 zones.

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

Street:

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-3 (Planned Residential) and O-2 (Civic and Institutional)

Previous Requests: None noted for these parcels, but other property was zoned RP-3 in April (4-E-03-PA/4-Y-03-RZ)

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial) and MU (Mixed Use)

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Requested Plan Category: MU (Mixed Uses)(O/HDR)

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 Mixed Use (O/HDR) One Year Plan designation

Staff Recomm. (Full): This request is a continuation of previous requests for an HDR plan designation and RP-3 and O-2

zoning for high density residential development and related surface parking. The sector plan proposes

medium density residential uses for this area.

Comments: A. NEED AND JUSTIFICATION FOR PROPOSAL

1. A high density residential designation at 24 to 60 du/ac is compatible with surrounding development that includes wholesale businesses and I-2 zoning. HDR designation and RP-3 zoning have already been approved in the block to the southwest and are being requested for the blocks to the northeast and southeast. This will result in removal of incompatible light industrial development from the neighborhood.

2. Medium density residential and office redevelopment have successfully occurred to the south and

southeast in the Ft. Sanders neighborhood.

B. EFFECTS OF THE PROPOSAL

1. The high density residential development of these properties is being done with surrounding property separated by the existing street system which requires that each site be considered separately. The finished density and surface parking for the development, however, will be compatible with other development found in the area.

2. High density residential uses and related surface parking lots would be compatible with the surrounding established warehouse/wholesaling, medical and medium density residential development

pattern.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan propose medium density residential use for this area.

2 The Fort Sanders Neighborhood Plan of March 2000 showed most of these properties for medium or high density development. Related One Year Plan and rezoning requests were previously approved under the Ft. Sanders Plan designations prior to the update of the Central Sector Plan.

3. The parcels are 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 MU (Mixed Uses) (O/HDR)

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:

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Disposition of Case:	Approved (Emergency)	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:

Effective Date of Ordinance:

Date of Legislative Appeal:

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