

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 10-J-03-PA      **Related File Number:** 10-BB-03-RZ  
**Application Filed:** 9/23/2003      **Date of Revision:**  
**Applicant:** GREGORY S. CAMPBELL  
**Owner:**

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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### PROPERTY INFORMATION

**General Location:** Northwest side Grand Ave., southwest side Twenty First St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 O D 007,008      **Jurisdiction:** City  
**Size of Tract:** 2 acres  
**Accessibility:** Access is via Grand and Forest Aves., and Twenty First and Twenty Second Sts., 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:** Apartments and club house      **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:** 2109 Grand Ave.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-2 (Civic and Institutional)  
**Former Zoning:**  
**Requested Zoning:** RP-3 (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)  
**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 request 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. HDR designation and RP-3 zoning has already been approved in the block to the southwest and will result in the 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 industrial properties should not lead to additional requests from owners of surrounding medium density properties for high density uses.
2. High density development on this site would allow consideration of 141 units, increase traffic by approximately 1410 trips per day and place a greater burden on public utilities.
3. High density residential uses and related surface parking lots would be compatible with the established warehouse/wholesaling, medical and medium density residential development pattern.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes medium density residential use for this area.
2. The Fort Sanders Neighborhood Plan of March 2000 showed some of these properties for medium or high density development.
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:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**