

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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File Number: 11-E-13-RZ **Related File Number:** 11-D-13-SP
Application Filed: 9/30/2013 **Date of Revision:**
Applicant: 908 DEVELOPMENT

PROPERTY INFORMATION

General Location: North side Forest Ave., east side S. Twenty First St.
Other Parcel Info.:
Tax ID Number: 94 N B 016 **Jurisdiction:** City
Size of Tract: 0.67 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Parking lot **Density:**
Sector Plan: Central City **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 2013 Forest Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: O-2 (Civic and Institutional)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: O (Office)

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-3 (Planned Residential) zoning at a density of 6 to 24 du/ac. (Applicant requested O-2 zoning).

Staff Recomm. (Full):

O-2 zoning is not necessary to accommodate the applicant's proposal for a surface parking lot. The recommended RP-3 zoning is more appropriate for this site, is consistent with the sector plan and will allow consideration of the proposed parking lot as a use on review.

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-3 zoning at the recommended density for the subject property is consistent with the existing sector plan designation for the property. The requested O-2 zoning is not consistent with the sector plan and is a less appropriate zone for the subject property than RP-3.
2. RP-3 is a logical extension of zoning from the north and west.
3. The site is adjacent to medium to high density residential uses and zoning. RP-3 zoning will allow consideration of surface parking as a use on review by MPC, similar to other surface parking areas serving apartment residents in the area. The requested O-2 zoning is not necessary to accommodate the proposed parking lot.

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

1. RP-3 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-3 at 6-24 du/ac 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. RP-3 zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The recommended PR zoning at a density of 6-24 du/ac could allow for a maximum of 16 dwelling units to be proposed for the site. That number of attached units, as proposed, would add approximately 184 vehicle trips per day to the street system and would add approximately 10 children under the age of 18 to the school system. However, the applicant's proposed use for a parking lot would not generate any school children or additional traffic. The proposal is to provide additional parking for surrounding apartment dwellers.
3. Public water and sewer utilities are available to serve the site, and the recommended density is consistent with other zoning and density in the immediate area.
4. During the site visit by staff, three vehicles were parked on the grass adjacent to the site, indicating some need for additional parking in the area.

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 Central City Sector Plan appropriately proposes medium density residential uses for the site, consistent with the recommended RP-3 zoning and density.
2. The City of Knoxville One Year Plan proposes mixed uses for the site, limited to medium density residential or office uses, consistent with the recommended RP-3 zoning or the requested O-2 zoning. The current I-2 zoning is not consistent with either the sector plan or One Year Plan designations on the site.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended zoning and density do not present any apparent conflicts with any other adopted plans.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved **Meeting Date:** 11/14/2013

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE RP-3 (Planned Residential) zoning at a density of 6 to 24 du/ac. (Applicant requested O-2 zoning).

Date of Approval: 11/14/2013 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**