

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 12-C-12-UR **Related File Number:**
Application Filed: 10/29/2012 **Date of Revision:**
Applicant: 908 CAMPUS DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: West end of Forest Av., west side of S. Twenty Third St.
Other Parcel Info.:
Tax ID Number: 94 O D 014 **Jurisdiction:** City
Size of Tract: 5.56 acres
Accessibility: Access is via S. Twenty Third St., a local street with a pavement width of 18' to 25' within a right-of-way that is 40' to 50' wide

GENERAL LAND USE INFORMATION

Existing Land Use: Wholesale business
Surrounding Land Use:
Proposed Use: Apartments **Density:** 31.78 du/ac
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in the northwest corner of the Fort Sanders neighborhood in an area that is in the process of transitioning from wholesale trade to student oriented apartment development. Zoning in the area consists of RP-3 and R-2 residential with C-6 commercial and I-2 and I-4 industrial to the west and north of the adjoining railroad tracks.

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

Street: 2308 Forest Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-3 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was recently rezoned to RP-3 at 24-60 du/ac (9-E-12-RZ)

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up 177 apartments at this location as shown on the site plan subject to 11 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Resubdivision of the property to consolidate the site
4. Provision of at least two entrances to the site that meet the requirements of the Knoxville Department of Engineering
5. Increasing the pavement width and designating the alley on the south side of the site for two-way traffic as required by the Knoxville Department of Engineering
6. Submitting a detailed storm water control plan that meets the requirements of the Knoxville Department of Engineering
7. Connecting to sanitary sewer, and meeting any other applicable requirements of the Knox County Health Department.
8. Installing all landscaping, as shown on the revised landscaping plan, within six months of issuance of occupancy permits for the project.
9. Obtaining all required setback variances from the Knoxville Board of Zoning Appeals.
10. Meeting all applicable requirements and obtaining any required permits from the Tennessee Dept. of Environment and Conservation
11. Submitting a revised site plan reflecting the conditions of approval to MPC staff for review and certification prior to obtaining any required permits

With the conditions noted above, this request meets all requirements for approval in the RP-3 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to construct 177 apartment units, intended for use by University of Tennessee students. The breakdown of the 177 total units is as follows: 60 4 BR/4BA units, 46 3 BR/2 BA units, 59 2BR/2BA units and 12 1BR/1BA units, for a total of 508 beds. A total of 329 parking spaces will be provided in the development. The project will consist of 3 four story apartment buildings, amenities and parking. This development will be located in an area which is now developed with warehousing and wholesaling uses.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development should have no impact on public schools. It is anticipated that most of the future residents will be University of Tennessee students. A traffic study was provided to MPC staff by the applicant. No off-site road improvements are called for in the traffic impact study. Public water and sewer utilities are in place to serve this site.
2. The proposed development will add a great deal of traffic to the area and will have an impact on surrounding properties. In the opinion of staff, the redevelopment of this site will be an improvement over its current use. Some of the existing buildings on the site are in disrepair, and much of the space is not being utilized. The development plans show building elevations that are compatible with other apartment development and residential development in the Ft. Sanders area. Substantial landscaping is proposed around every building, along every street and within every parking lot.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. This request is consistent with the general standards for uses permitted on review: The proposed

development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with the City of Knoxville One Year Plan, which proposes high density residential uses for this site.

Action: Approved **Meeting Date:** 12/13/2012

Details of Action:

Summary of Action: APPROVE the request for up 177 apartments at this location as shown on the site plan subject to 11 conditions

Date of Approval: 12/13/2012 **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: **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:**