

CASE SUMMARY

APPLICATION TYPE: REZONING

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: 12-D-08-RZ **Related File Number:** 12-A-08-PA
Application Filed: 11/5/2008 **Date of Revision:**
Applicant: KNOXVILLE CITY COUNCIL

PROPERTY INFORMATION

General Location: Southeast side Kingston Pike, southeast of Alcoa Hwy.
Other Parcel Info.:
Tax ID Number: 108 F B 001 **Jurisdiction:** City
Size of Tract: 12.1 acres
Accessibility:

GENERAL LAND USE INFORMATION

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

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

Street: 2318 Kingston Pike
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: None noted
Extension of Zone:
History of Zoning:

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:

Staff Recomm. (Abbr.): Recommend that City Council approve RP-3 (Planned Residential) zoning for the property.

Staff Recomm. (Full): This application was filed by City Council to propose a planned residential zoning which requires public review and approval of any proposed development prior to construction. RP-3 zoning is consistent with other high density residential zoning noted around the Knoxville UT campus in this area and will permit future public consideration of high density residential uses on the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed MU designation and RP-3 zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. There are many surrounding properties in the area that are currently designated for high density, office and institutional, and commercial uses. and an R-3 zoned property to the northeast of the site.

THE EFFECTS OF THE PROPOSAL

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type and size of the use. Kingston Pike should be able to handle the additional traffic generated by this development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes LI uses for this site based upon the former industrial use of the property and will need to be revised with the next update.
2. This site is located within the Urban Growth Area (Inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.

This application was filed by City Council to allow a One Year Plan amendment consideration in December and to propose a planned residential zoning which requires public review and approval of any proposed development prior to construction.

MPC Action: Approved

MPC Meeting Date: 12/11/2008

Details of MPC action:

Summary of MPC action: RP-3 (Planned Residential)

Date of MPC Approval: 12/11/2008

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: 1/13/2009

Date of Legislative Action, Second Reading: 1/27/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: