

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

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www.knoxmpc.org

File Number: 12-F-03-UR **Related File Number:**
Application Filed: 11/10/2003 **Date of Revision:**
Applicant: GREG CAMPBELL
Owner:

PROPERTY INFORMATION

General Location: North and south sides Grand Ave., north and south sides Forest Ave., west of Twentieth St.
Other Parcel Info.:
Tax ID Number: 94 O D 6-13,14.01,15 **OTHER:** 094NA1-9,9.01,10-21,21.01 **Jurisdiction:** City
Size of Tract: 9 acres
Accessibility: Access is via multiple local streets, including Grand Ave., Forest Ave., Twenty-First St., Twenty-Second St. and Twenty Third St. These streets all have between 40 and 60' of right of way and between 25 and 32' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Warehousing and wholesale businesses
Surrounding Land Use:
Proposed Use: High density student housing **Density:** 31.3 du/ac
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located within an area of Ft. Sanders along Grand Ave. and Forest Ave. that is primarily warehousing and wholesale distribution businesses.

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

Street:
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: MPC approved RP-3 zoning for this site on 4/10/03 and 10/9/03.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for high density student housing in the RP-3 zoning district, subject to 8 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. Connecting to sanitary sewer, and meeting any other applicable requirements of the Knox County Health Department.
4. Submitting a revised landscape plan to MPC staff, addressing all comments included in the attached December 4, 2003 letter from Mike Carberry.
5. Installing all landscaping, as shown on the revised landscaping plan, within six months of issuance of occupancy permits for the project.
6. Obtaining all required variances from the Knoxville Board of Zoning Appeals.
7. Meeting all requirements of the City of Knoxville Arborist.
8. Certification and recording of a plat combining all of the subject parcels into one lot of record.

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 282 apartment units, intended for use by University of Tennessee students. The breakdown of the 282 total units is as follows: 154 3 BR/2 BA units, 104 2BR/2BA units and 24 1BR/1BA units, for a total of 694 beds. A total of 693 parking spaces are provided, with 551 on-site and 142 off-site. A total of 13 three or four story apartment buildings are proposed, as well as an indoor gym, a pool and a clubhouse building. Other amenities include surface parking lots, a bike rack in every building and a space set aside for a future transit shelter. 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 MACTEC Engineering & Consulting, Inc. The applicant is expected to meet any requirements of the City Department of Engineering and MPC in regards to road improvements. 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. Many of the buildings 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.
2. The proposal meets all requirements of the RP-3 zoning district, as well as other requirements of

the Zoning Ordinance.

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.
2. The Central City Sector Plan proposes Heavy Industrial uses for this site.

MPC Action: Approved

MPC Meeting Date: 12/11/2003

Details of MPC action:

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Summary of MPC action:

APPROVE the development plan for high density student housing in the RP-3 zoning district, subject to 8 conditions:

Date of MPC Approval: 12/11/2003

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: