

# 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:** 3-H-03-RZ                      **Related File Number:**  
**Application Filed:** 2/10/2003              **Date of Revision:**  
**Applicant:** DEVELOPMENT SERVICES GROUP, INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side White Ave, southwest side Eleventh St., northeast side Twelfth St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 M G 17,18,19,20,21,22,23,24                      **Jurisdiction:** City  
**Size of Tract:** 0.78 acres  
**Accessibility:** Access is via Eleventh St., a minor collector street, and White Ave., and Twelfth St., both local streets, with 32' pavement widths.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Rental houses and Parking lots  
**Surrounding Land Use:**  
**Proposed Use:** Hotel    **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within the Fort Sanders neighborhood, which includes older housing, apartments, offices and the University of Tennessee Knoxville campus, within O-1, O-2, R-2 and NC-1 overlay zones.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-2 (Civic and Institutional)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned O-2 along with the UT campus in the 1960's.

### 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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O-1 (Office, Medical and Related Services) zoning

Staff Recomm. (Full):

The O-1 zone permits uses that are consistent with the Fort Sanders Neighborhood Plan, which designates this area for mixed use (office and residential) development. The O-1 zone allows consideration of a hotel as a use permitted on review. This will give the applicant the opportunity to develop an approvable site plan that addresses concerns raised by the MPC staff and residents and property owners of the Fort Sanders neighborhood regarding the property's development. (See COMMENTS section.)

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is currently developed with residences and parking, and is adjacent to offices, apartments and a parking garage that is under construction.
2. O-1 Office zoning is in place on the northern half of this block and is appropriate for this site to maintain a transition between commercial zoning to the east, the University parking garage under construction to the south, and office and residential uses to the north and west.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to the site.
2. No additional demand will be placed on area schools.
3. The property's development under O-1 zoning will generate additional traffic for local streets. The site has indirect access to Cumberland Avenue, Clinch Avenue and Western Avenue by way of 11th Street.
4. The subject property is located adjacent to properties zoned O-2 and C-2, which include uses with intensity equal to or greater than uses permitted under O-1.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Fort Sanders Neighborhood Plan proposes mixed use (office and residential) for this site. The plan also includes design recommendations (including street and yard trees, and pedestrian circulation at ground level) for new development in Fort Sanders, and these recommendations will need to be followed with any development proposal.
2. The property is located within the Urban Growth area of the Knoxville / Knox County Growth Policy Plan.
3. O-1 zoning is an appropriate transition zoning between commercial uses to the east and office/residential uses to the north and west.

COMMENTS REGARDING THE DEVELOPMENT OF THE PROPERTY

If the O-1 zoning is approved and the developer proceeds with the proposal to develop a hotel on the property, the design and development objectives of the Fort Sanders Neighborhood Plan should be followed to achieve an approvable development proposal. As part of plan preparation, the developer should address the following issues and concerns as identified by the MPC staff and neighborhood residents from a review of preliminary plans for the site:

1. The hotel should be designed so that it enhances and maintains the neighborhood's pedestrian scale. In so doing, the developer should focus on sidewalk maintenance and landscaping as called for in the Fort Sanders plan. Sidewalks should be provided that can safely and conveniently accommodate pedestrian traffic. Street or yard trees should also be included along the sidewalks in keeping with the Fort Sanders plan.
2. Underground parking should be used to accommodate the site's parking needs and to maintain pedestrian scale and building setbacks, including additional space off the alley. This will give the developer greater flexibility in locating the building to allow for adequate open space around the

building's perimeter. This will also bring the building down to street level and make it more accessible to pedestrian traffic. It should also reduce the building's height, which would make the hotel less overpowering to smaller scale, neighboring structures.

3. The hotel's exterior should include a window design that it is in keeping with residential window design in the neighborhood, and the building's exterior finish should incorporate elements typical of residential buildings in Fort Sanders.

4. The developer should address the future of the five houses now on the property. These houses are contributing structures to the Fort Sanders National Register Historic District, which encompasses this half block. Serious consideration needs to be given to their relocation, if any or all of the houses are deemed to be structurally sound and are movable. The developer should work with Knox Heritage in this regard.

Any additional concerns can be discussed with the applicant during the site plan development.

**MPC Action:** Approved

**MPC Meeting Date:** 3/13/2003

**Details of MPC action:**

**Summary of MPC action:** APPROVE O-1 (Office, Medical and Related Services)

**Date of MPC Approval:** 3/13/2003

**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:** 4/15/2003

**Date of Legislative Action, Second Reading:** 5/13/2003

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved first reading

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Postponed 4/15, 4/29

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**