

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-B-14-PA **Related File Number:** 4-F-14-RZ
Application Filed: 2/18/2014 **Date of Revision:**
Applicant: AMERICAN CAMPUS COMMUNITIVE

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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PROPERTY INFORMATION

General Location: South side Forest Ave., east and west sides S. Twenty First St.
Other Parcel Info.:
Tax ID Number: 94 N R 015-020 OTHER: ONLY 094NP001 FOR ONE YEA **Jurisdiction:** City
Size of Tract: 1.4 acres
Accessibility: Access is via Forest Ave., a local street with 22' of pavement width within 50' of right-of-way, Twenty First St., a local street with 27' of pavement width within 50' of right-of-way or an unnamed alley south of the site, with 10' of right-of-way..

GENERAL LAND USE INFORMATION

Existing Land Use: Warehouse building and parking
Surrounding Land Use:
Proposed Use: Apartments and parking **Density:** 24-60 du/ac
Sector Plan: Central City **Sector Plan Designation:** MDR & O
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in the Ft. Sanders neighborhood in an area with a mix of uses and zoning. The area is gradually being redeveloped with student apartments under RP-3 zoning.

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

Street: 2112 Forest Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial), O-2 (Civic and Institutional) & I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: RP-3 (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of RP-3 zoning from the north
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: HDR (High Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variations 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 HDR (High Density Residential) One Year Plan designation.

Staff Recomm. (Full): A high density residential plan designation is appropriate for the subject property. HDR is consistent with the development and zoning to the north. HDR is an extension of the plan designation from the north and west.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)
A. AN ERROR IN THE PLAN - The current One Year Plan proposes medium to high density residential uses for the area to the north and west, consistent with the proposed RP-3 zoning. The Central City Sector Plan proposes medium density residential uses, which allows densities of up to 24 du/ac. However, the apartment development to the east is zoned RP-3 at 24 to 60 du/ac, which is in the high density range. The sector plan does not recognize the high density development allowed by the zoning to the north. This One Year Plan amendment is only necessary for parcel 1, which proposes office uses currently. The other parcels are designated for MDR or HDR uses, so no plan amendment is needed for those parcels.
B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been made recently to any of the streets accessing this site. However, the access streets are all sufficient to provide access to high density apartment development, similar to the uses to the north accessed from the same streets. Public water and sewer utilities are available to serve the site.
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - It has long been recognized that the Ft. Sanders area, especially the northern portion, is appropriate for medium to high density residential apartment development, which is represented by a large number of apartment projects that have been built in the area in recent years.
D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The subject property is now under multiple zoning districts for various uses. The applicant is now seeking to extend the RP-3 zoning to this site for more apartment development. This flat site is a logical area to redevelop with apartments, which would be a logical extension of similar development from the north.

Action: Approved Meeting Date: 5/8/2014

Details of Action:

Summary of Action: HDR (High Density Residential)

Date of Approval: 5/8/2014 Date of Denial: Postponements: 4/10/14

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/10/2014 Date of Legislative Action, Second Reading: 6/24/2014

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: