

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR PLAN AMENDMENT

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

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: 094NP001 **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: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential) and O (Office)

Requested Plan Category: HDR (High Density Residential)

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: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION # 4-B-14-SP, amending the Central City Sector Plan to HDR (High Density Residential) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

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.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan currently designates this site for either medium density residential or office uses. The area to the north is also designated MDR, but is zoned RP-3 at a density of 24-60 du/ac, which is in the high density residential range. Approval of HDR for this site is consistent with adjacent development and zoning to the north, which is not recognized by the sector plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

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 already been built in the area in recent years.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

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.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: