CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-E-03-PA Related File Number: 4-Y-03-RZ

Application Filed: 3/11/2003 Date of Revision:

Applicant: GREGORY S. CAMPBELL

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North and south sides Grand Ave., southwest side Twenty Second St., north and south sides Forest

Ave., southwest and northeast sides S. Twenty Third St.

Other Parcel Info.:

Tax ID Number: 94 O D 7-13,14.01,15 OTHER: 94NA1-6,19-29 94NR1-4,7- **Jurisdiction:** City

Size of Tract: 6.3 acres

Accessibility: Access is via Grand Ave., and Forest Ave., both local streets with 32' pavements within 40' rights-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Warehousing and wholesale businesses

Surrounding Land Use:

Proposed Use: Apartments and parking Density: 46 units per acre

Sector Plan: Central City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is within the light industrial, I-2 zoned, warehouse and distribution area developed along Grand

Ave and portions of Forest Ave.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)

Former Zoning:

Requested Zoning: RP-3 (Planned Residential) & O-2 (Civic and Institutional)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted for this site, but other industrial property has been zoned for multi-family development in

recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

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Requested Plan Category: HDR (High Density Residential) & O (Office)

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 HDR (High Density Residential) and O (Office) designations for these properties

Staff Recomm. (Full): Residential redevelopment and a surface parking lot are consistent with the residential and office

development found to the south of this site. The sector plan proposes light industrial or medium to high

density residential uses for the property.

Comments: A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. A high density residential designation at 35 to 45 du/ac is more compatible with surrounding development than the current LI Light Industrial designation of this site. This rezoning will result in the removal of 6 acres of I-2 zoning from the area. This site is between Industrial uses to the north, west and east and medium density residential and office uses to the south.

- 2. Medium density residential and office redevelopment has successfully occurred to the south and southeast in the Ft. Sanders neighborhood.
- 3. Other properties along Grand Ave. have been zoned I-2 for many years.

B. EFFECTS OF THE PROPOSAL

- 1. The high density residential development of these industrial properties should not lead to additional requests from owners of surrounding medium density residential properties for high density uses.
- 2. High density development on this site would allow consideration of 127 units, increase traffic by approximately 1270 vehicular trips per day, and place a greater burden on public utilities. The site is situated on the northwest edge of the Ft. Sanders neighborhood. If the property is developed with high density residential and supportive surface lot parking uses as proposed, the uses would be compatible with the area's established warehouse/wholesaling, medical and medium density residential development pattern.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. This recommendation is consistent with the sector plan goal of protecting the neighborhood's historic residential development from incompatible land uses.
- 2. RP-3 zoning at 35-45 dwellings per acre permits more intense development than surrounding established residential zoning and development. The sector plan designates this property for several uses including light industrial, medium to high density residential, or some combination of those two uses.
- 3 Unrestricted high density residential development in this neighborhood would be out of character with surrounding residential development. Replacing the industrial uses with intense residential uses, however, should further stabilize the residential character of the surrounding neighborhood. Development of the property cannot proceed until a site plan has been received and approved by the Planning Commission. Such a site plan should be consistent with the design objectives of the Ft. Sanders Neighborhood Plan.
- 4. This site's location on local streets and with available public water and sewer service would support residential development at this location.

MPC Action: Approved MPC Meeting Date: 4/10/2003

Details of MPC action:

Summary of MPC action: APPROVE HDR (High Density Residential) and O (Office)

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Date of MPC Approval: 4/10/2003 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: 5/13/2003 Date of Legislative Action, Second Reading: 5/27/2003

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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