

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT



File Number: 4-F-14-RZ **Related File Number:** 4-B-14-PA
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: ONLY 094NP001 FOR ONE YEA **Jurisdiction:** City
Size of Tract: 1.4 acres
Accessibility:

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:

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:
History of Zoning:

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

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.): RECOMMEND that City Council APPROVE RP-3 (Planned Residential) zoning at a density of 24-60 du/ac.

Staff Recomm. (Full): The recommended zoning and density is a logical extension from the north, is compatible with surrounding land uses and zoning and requires development plan approval by MPC prior to development.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. RP-3 zoning at 24-60 du/ac will allow the subject property to be redeveloped with high density apartments, consistent with adjacent land uses and zoning to the north.
2. Since the majority of the newer apartment development in the area has been developed in a planned zoning district, staff supports the requested RP-3 zoning. This will require use on review approval of a development plan by MPC, and will give the public and others the opportunity to review and comment on the proposed plans for the site. MPC staff will expect that the proposed development will include most of the same amenities that are in place in the apartments to the north, such as on-street parking and streetscaping, bicycle racks and sidewalks.
3. If developed under RP-3 zoning, the site can be developed in such a way to be compatible and consistent with the adjacent development to the north.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. RP-3 zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-3 is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Potential negative impacts will be minimized with RP-3 zoning, as it requires development plan approval by MPC.
2. This area has been under development with medium to high density residential projects for many years, so the proposed zoning and use of this site is compatible with the surrounding area and will have very minimal impact.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended plan amendment to HDR for parcel 1, RP-3 zoning at a density of 24 to 60 du/ac would be consistent with the One Year Plan.
2. There is an accompanying request to amend the Central City Sector Plan to allow for HDR uses (4-B-14-SP). Staff is recommending approval of that amendment as well, which is also consistent with the requested RP-3 zoning and density.

3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 5/8/2014

Details of Action:

Summary of Action: RP-3 (Planned Residential) at a density of 24-60 dwelling units per acre

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: