CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-B-06-UR Related File Number:

Application Filed: 4/12/2006 Date of Revision: 4/25/2006

Applicant: CAMPUS POINTE APARTMENTS

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: Northwest side of Grand Avenue, northeast of S. Twenty-First Street

Other Parcel Info.: Previous Use on Review request for this property: 12-F-03-UR

Tax ID Number: 94 O D 006 & 011 Jurisdiction: City

Size of Tract: 2.67 acres

Access is via multiple local streets, including Grand Ave., Forest Ave., Twenty-First St., Twenty-Second

St., and Twenty-Third St. These streets all have between 40' and 60' rights-of-way and between 25'

and 32' pavement widths.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot and vacant lot

Surrounding Land Use:

Proposed Use: Revised site plan for additional apartments including garage Density: 32 du/ac

apartments

Sector Plan: Central City Sector Plan Designation: MU, O, HDR

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

Neighborhood Context: This site is located within an area of Ft. Sanders along Grand Avenue and Forest Avenue that includes

primarily warehousing and wholesale distribution businesses along with high density residential uses.

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 & Institutional) & RP-3 (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: 10-BB-03-RZ (rezoning request from O-2 to RP-3)

PLAN INFORMATION (where applicable)

Current Plan Category:

3/20/2007 01:44 PM Page 1 of 3

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for high density student housing in the RP-3 and O-2 zoning district,

subject to 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Meeting all applicable requirements of the Knox County Health Department.

4. Submitting a revised landscape plan.

5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project.

6. Meeting all applicable requirements of the Knoxville City Arborist.

7. Revised plans need to be submitted to MPC prior to the issuance of building permits.

With the conditions noted above, this request meets all requirements for approval in the RP-2 and O-2 zoning district, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to revise their previously approved use on review (12-F-03-UR) and construct an additional apartment complex and garage apartments. Once construction is complete there will be a total of 324 units. These units are intended for use by University of Tennessee students. The breakdown of the 30 new units are as follows: 12, one bedroom garage apartments and 18, two bedroom apartments. The subject property is zoned O-2 and RP-3. High density residential units are permitted as a use on review in both of these zoning designations.

In 2003, a number of variances were approved for the subject property (attached). One of those variances related to the required number of parking spaces. At that time, the Knoxville Building Inspector required that the development provide 349 on-site parking spaces. The applicant was granted a reduction to this parking requirement to 81 on-site parking spaces. The current proposed site plan for the subject property, when considering this parking variance, is providing enough parking to satisfy MPC's regulations. A total of 622 parking spaces have been provided for the entire 324 unit development (552 off-street parking spaces and 70 on-street parking spaces are available nearby). The site must also accommodate 12 handicapped parking spaces.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed development will not place any additional demand on schools.
- 2. Public water and sewer utilities are in place to serve the site.
- 3. The proposed development will impact street traffic. It is anticipated that most of the future residents will be University of Tennessee students, meaning many of the tenants will walk or ride the bus. A traffic impact study was submitted to MPC upon approval of the previous use on review request for the subject property. The applicant is expected to meet any requirements of the Knoxville Department of Engineering in regards to road improvements.
- 4. In the opinion of staff, the redevelopment of this site will be an improvement to its current use. The proposed units will also serve as a visual buffer for the railroad tracks. Many of the buildings and property in this area are vacant and in disrepair.
- 5. The development plans show building elevations that are compatible with other apartment development and residential development in the Ft. Sanders area. Landscaping is proposed around the units and within the parking lots.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING

3/20/2007 01:44 PM Page 2 of 3

ORDINANCE

- 1. This request is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property.
- 2. The proposal meets all requirements of the RP-3 and O-2 zoning districts, as well as other requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The proposal is consistent with the City of Knoxville's One Year Plan, which proposes high density residential and office uses for this site.
- 2. The current RP-3 and O-2 zoning of the property permits consideration of high density residential units as a use on review.

MPC Action: Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

- 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 3. Meeting all applicable requirements of the Knox County Health Department.
- 4. Submitting a revised landscape plan.
- 5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project.
- 6. Meeting all applicable requirements of the Knoxville City Arborist.
- 7. Revised plans need to be submitted to MPC prior to the issuance of building permits.

With the conditions noted above, this request meets all requirements for approval in the RP-2 and O-2 zoning district, as well as other criteria for approval of a use on review.

Summary of MPC action:

APPROVE the development plan for high density student housing in the RP-3 and O-2 zoning district,

subject to 7 conditions:

Date of MPC Approval: 5/11/2006 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

LEGISLATIVE ACTION AND DISPOSITION		
Legislative Body:	Knoxville City Council	
Date of Legislative Action:		Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:		Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance:

3/20/2007 01:44 PM Page 3 of 3