

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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: 5-B-06-UR **Related File Number:**
Application Filed: 4/12/2006 **Date of Revision:** 4/25/2006
Applicant: CAMPUS POINTE APARTMENTS
Owner:

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
Accessibility: 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:

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 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:**