

CASE SUMMARY

APPLICATION TYPE: REZONING

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-I-04-RZ **Related File Number:**
Application Filed: 4/8/2004 **Date of Revision:**
Applicant: MARK BAILEY
Owner:

PROPERTY INFORMATION

General Location: South side Highland Ave., east of Nineteenth St.
Other Parcel Info.:
Tax ID Number: 94 N L 3, 4 **Jurisdiction:** City
Size of Tract: 23000 square feet
Accessibility: Access is via Highland Ave., a minor collector street with 32' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: House and apartment buildings
Surrounding Land Use:
Proposed Use: Parking garage to serve Ft. Sanders Hospital **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the Ft Sanders Neighborhood that is comprised of older residences, apartments and medical facilities. Zoning in the area is R-2, R-3, O-1 , O-2 with some area of NC-1 overlay.

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

Street: 1820 Highland Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-2 (Civic and Institutional)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None for this site, but adjoining property was rezoned O-2 2/04 (1-P-04-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE O-2 (Civic and Institutional) zoning

Staff Recomm. (Full): O-2 zoning is compatible with surrounding zoning and development and will permit the proposed parking garage on this site. The One Year Plan proposes mixed use office/medium density residential use for this site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The applicant is proposing to construct a parking garage on this and adjacent parcels for the use of the nearby medical facility.
2. The O-2 zone allows the parking structure and is a compatible zone with the O-2 zoning to the south.
3. The proposed parking structure will be consistent with how other property is being used in the block.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools and minimal impact on streets resulting from this proposal.
3. The recommended O-2 zoning will have minimal impact on adjacent properties, since the subject property is currently developed with apartments and across the alley from a parking lot.
4. The applicant has met with MPC staff to discuss how the extended plan will impact nearby properties. The staff encourages the developer of the garage to address setback, landscaping and sidewalk treatment, as was previously discussed with staff and neighborhood representatives. This should help to minimize the structure's impact on the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes medium density residential use for this site, but the request is a logical extension of office and institutional uses and O-1 and O-2 zoning from the south and west.
2. The One Year Plan proposes Mixed Use (O/MDR) for this site and includes O-2 as an appropriate zone for this area.
3. Staff would likely support future requests for O-2 rezonings in the area.

If approved, this item will be forwarded to Knoxville City Council for action on June 8 and 22, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action: Approved

MPC Meeting Date: 5/13/2004

Details of MPC action:

Summary of MPC action: APPROVE O-2 (Civic and Institutional)

Date of MPC Approval: 5/13/2004

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: 6/8/2004

Date of Legislative Action, Second Reading: 6/22/2004

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: