

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

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

File Number: 6-E-16-UR **Related File Number:**
Application Filed: 4/22/2016 **Date of Revision:**
Applicant: CROWNE CAMPUS POINTE ASSOCIATES, LIMITED PARTNERSHIP

PROPERTY INFORMATION

General Location: North side of Grand Ave., North of Twenty-First St.
Other Parcel Info.:
Tax ID Number: 94 O D 006 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Grand Ave., a local street with 25' of pavement width within 60' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: Additional parking within railroad right-of-way **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-CC16
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 2055 Grand Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-3 (Planned Residential) 24-60 DU/AC
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned RP-3 in 2003. Previously I-2 (Restricted Manufacturing and Warehousing)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a 31 space parking lot expansion for Crowne at Campus Pointe, subject to 4 conditions.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2) Meeting all applicable requirements of the City of Knoxville Urban Forester.
3) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
4) Meeting all applicable requirements of the City of Knoxville Tree Protection Ordinance, including planting two trees either in the easement where the new parking is to be located or in another location on the Crowne at Campus Pointe development. The species and location of trees are to be proposed by the applicant and approved by the City of Knoxville Urban Forester.

With the conditions noted, this plan meets the requirements for approval in the RP-3 zone and the other criteria for approval of a use on review.

Comments:

The applicant is proposing to add 31 parking spaces to the existing apartment complex Crowne at Campus Pointe in the Fort Sanders neighborhood. The new parking spaces will be located within an easement in the Norfolk & Southern Railroad right of way. Other improvements include extending the existing fencing around the new parking and providing landscaping.

The City's tree protection ordinance (Sec. 14-36 of the Code of Ordinances) requires 8 trees per acre of development area, half of which must be tall trees that reach a minimum height of 50 feet at maturity. This project is required to have 2 trees and proposes two trees, one on the far left and right sides of the new parking area. The applicant is concerned that the railroad will not accept trees planted within their right of way because of the potential that sometime in the future the trees could fall across the tracks. Consequently the applicant has not provided tree species on the plan and proposes that all planting selections are to be approved by the City's Urban Forester and the maximum tree height to be agreed upon by the railroad and the City (see Note #1 on the landscape plan). Staff recommends that two trees be installed as required by the tree protection ordinance, with one being a species capable of attaining a height of fifty (50) feet or more at maturity. If the railroad will not accept trees being planted within their right of way, the applicant should plant the required trees in another location on the Crowne at Campus Pointe property, preferably as close as possible to the proposed parking area.

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

1. The proposed parking will remain 25 feet from centerline of the nearest railroad track and an easement has been agreed upon by the railroad company to allow the parking area within their right of way.
2. At the location of the proposed parking area, the existing parking lot has a drive aisle that extends to the shared property line with the railroad. There is a fence immediately adjacent to the curbing with no landscaping. The proposal will provide an 8' wide vegetated strip between the new curb and fencing, and a 9' wide landscape island in the middle of the parking spaces, which will primarily be seeded with grass and will include two trees.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the RP-3 zoning as well as the general criteria for approval of a use on review, if the recommended conditions are met.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and Central City Sector Plan propose a mix of residential, retail, office, wholesale and distribution uses for this area. The proposed parking lot expansion of the existing residential development is consistent with these plans.
2. The site is located within the City limits on the Knoxville-Knox County-Farragut Growth Policy Plan

map.

Action: Approved **Meeting Date:** 6/9/2016

Details of Action:

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- 2) Meeting all applicable requirements of the City of Knoxville Urban Forester.
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With the conditions noted, this plan meets the requirements for approval in the RP-3 zone and the other criteria for approval of a use on review.

Summary of Action: APPROVE the development plan for a 31 space parking lot expansion for Crowne at Campus Pointe, subject to 4 conditions.

Date of Approval: 6/9/2016 **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:**