

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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www.knoxmpc.org

File Number: 6-H-03-UR
Application Filed: 5/12/2003
Applicant: GREG CAMPBELL
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Grand Ave., north side of Forest Ave. between Twenty Second St. and S. Twenty Third St.
Other Parcel Info.:
Tax ID Number: 94 N A 1-6, 19-29 **Jurisdiction:** City
Size of Tract: 2.17 acres
Accessibility: Access is via Grand Ave. and S. Twenty Third St. both local streets with a 32' pavement width within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Warehousing and wholesale businesses
Surrounding Land Use:
Proposed Use: Student Housing - 93 dwelling units (312 bedrooms) **Density:** 42.86 du/ac
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an area of Fort Sanders along Grand Ave. and Forest Ave. that is primarily warehousing and wholesale distribution businesses.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RP-3 (Planned Residential) Pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Approved on First Reading by City Council on 5/27/2003 for RP-3 (Planned Residential) at 24-45 du/ac.

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 93 multi-family dwelling units (312 bedrooms) subject to 10 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining the required parking and setback variances from the Knoxville Board of Zoning Appeals.
3. Obtaining approval from City Council for the One Year Plan amendment to HDR (High Density Residential) and rezoning to RP-3 (Planned Residential).
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and any other applicable agency regarding the soil contamination issues on the site.
5. Revising the landscape and street parking plans to remove proposed trees from the site visibility triangles and to remove some of the on-street parking that is closest to the intersections as required by the Knoxville Department of Engineering, .
6. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
10. A revised site plan reflecting the conditions of this approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the RP-3 District and the other criteria for approval of a Use on Review.

Comments:

The applicant is proposing to develop a student housing project in the Fort Sanders neighborhood with the first phase of the development consisting of 93 dwelling units with a total of 312 bedrooms. The project will be located in the block bounded by Grand Ave., Forest Ave., Twenty Second St. and S. Twenty Third St. Future phases include property on the south side of Forest Ave. and extensions to the east of Twenty Second St. and the west side of S. Twenty Third St. The property which was zoned I-2 (Restricted Manufacturing and Warehousing) was approved on First Reading by City Council on 5/27/2003 for RP-3 (Planned Residential) at 24-45 du/ac (4-Y-03-RZ & 4-E-03-PA). The rezoning also required a One Year Plan Amendment change from LI (Light Industrial) to HDR (High Density Residential).

The majority of the parking (155 spaces) for the apartments will be located on the north side of Grand Ave. between the street and the railroad. Only eight parking spaces (3 HC) will be provided within the block that the apartments are located on. A variance has been requested from the Board of Zoning Appeals to allow only eight parking spaces on the apartment site. The parking that is being provided for the development (with the 155 off-site spaces) exceeds the parking that is required for the proposed units. The parking lot that will be located on the north side of Grand Ave. will also serve as a buffer from the railroad tracks and industrial development to the north.

In the RP-3 District, the Planning Commission can establish the street building setback lines for the development. However, when the street is also the peripheral boundary under the RP-3 Zoning (Grand Ave. and Twenty Second St., the Planning Commission cannot reduce the setback below 25'. To maintain the urban streetscape for this development, the applicant has requested a variance from the Board of Zoning Appeals for those setbacks.

To address concerns for traffic safety raised by the Knoxville Department of Engineering, the landscape

and street parking plans will have to be revised to remove proposed trees from the site visibility triangles and to remove some of the on-street parking that is closest to the intersections.

A letter was submitted by the applicant's traffic engineer (letter attached) requesting a waiver from the traffic impact study requirements for this development. Based on the engineer's analysis, it has been determined by the Executive Director of the Planning Commission (as permitted by Section 3 of the Traffic Access and Impact Study Guidelines and Procedures) that a traffic impact study would not be required.

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

1. The proposed apartment development will have minimal impact on local services. Improvements are proposed to the streets surrounding the development site and with the addition of on-street parking, sidewalks and landscaping, a more pedestrian orientation is being added to this former industrial area. All utilities are in place to serve this site.
2. The proposed residential use will provide a transition between the existing residential neighborhood to the south and the railroad and heavy industrial development to the north.
3. During preliminary site investigations contaminated soils were found on the site. The applicant is working with the applicable government agencies to correct this contamination problem prior to development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed student housing development meets the standards for development within an RP-3 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed apartments are consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the adopted plans. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Fort Sanders Neighborhood Plan identifies the site as being within an area for further consideration of redevelopment for medium to high density residential development with a more urban type setting. The proposed student housing project is consistent with the medium to high density land use option.
2. The proposed street, sidewalk and landscape plans are consistent with the streetscape design principles of the Fort Sanders Neighborhood Plan.

MPC Action:

Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining the required parking and setback variances from the Knoxville Board of Zoning Appeals.
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Summary of MPC action:

APPROVE the development plan for up to 93 multi-family dwelling units (312 bedrooms) subject to 10 conditions.

Date of MPC Approval: 6/12/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: