

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 6-J-14-UR                      **Related File Number:**  
**Application Filed:** 5/2/2014              **Date of Revision:**  
**Applicant:** AMERICAN CAMPUS COMMUNITIES

## PROPERTY INFORMATION

**General Location:** South side of Forest Ave., east & west side of Twenty-first St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 N R 015-020 OTHER: 094 NP 001                      **Jurisdiction:** City  
**Size of Tract:** 1.4 acres  
**Accessibility:** Access for both proposed parking lots is from Forest Av., a local street with a pavement width of 25' within a 50' wide right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant commercial buildings and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Over flow parking lot                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** HDR (High Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in the northern section of the Fort Sanders neighborhood. This general area has experienced redevelopment in the past few years. There have been a number of apartments built in the area that have replaced a number of the produce wholesalers and other businesses.

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

**Street:** 2112 Forest Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-3 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned to RP-3 (Planned Residential) earlier this year (4-F-14-RZ)

## 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for an overflow parking lot as shown on the site plan subject to 3 conditions

Staff Recomm. (Full):

1. Limiting the use of the parking lot to the residents and guests of the apartment project being developed by this same applicant at 2308 Forest Av. (094OD02001)
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Extending the sidewalk on Forest Ave. to the eastern property boundary of the property located at 2022 Forest Ave. (094NP001)
4. Provision of handicap accessible as required by the Knoxville Engineering Dept.
5. Meeting all stormwater and water quality controls as required by the Knoxville Engineering Dept.
6. Meeting all other applicable requirements of the Knoxville Engineering Dept.

Comments: This applicant is currently constructing a nearby apartment development and they are proposing to develop this site as an overflow parking lot for that project. The Knoxville Chief Building Official has agreed that the proposed parking lot is a matter that can be considered by MPC as an associated commercial use under the provisions of the RP-3 (Planned Residential) zoning district. The RP-3 regulations permit commercial development to be considered as part of an overall development plan. The proposed parking lot is going to be situated on a 1.4 acre site. The associated residential development will contain 177 apartments. The applicant has stated that the use of the parking lot will be limited to the residents and guests of the apartment development that is being constructed by this company.

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

1. The proposal will have no impact on schools.
2. The property is located along a local street. No negative traffic impact is anticipated.

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

1. The proposed parking lot is consistent with the general standards for uses permitted on review: The proposed use 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will draw a minimal amount of additional traffic through this residential area.
2. The proposal meets all relevant requirements of the RP-3 zoning district, as well as other criteria for approval of a use-on-review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The use is in conformity with the Central City Sector Plan and One Year plan for the area which proposes HDR (High Density Residential)

Action: Approved

Meeting Date: 6/12/2014

Details of Action:

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**Summary of Action:** APPROVE the request for an overflow parking lot as shown on the site plan subject to 3 conditions

**Date of Approval:** 6/12/2014

**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:**