

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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www.knoxmpc.org

File Number: 7-I-03-RZ **Related File Number:** 7-G-03-PA
Application Filed: 6/9/2003 **Date of Revision:**
Applicant: BRANDY LOY
Owner:

PROPERTY INFORMATION

General Location: Southeast side Forest Ave., southwest of Twenty Second St.
Other Parcel Info.:
Tax ID Number: 94 N R 5, 6 AND 12 **Jurisdiction:** City
Size of Tract: 9933 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Warehousing and wholesale
Surrounding Land Use:
Proposed Use: Apartments and parking **Density:** 24-45 du/ac
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: RP-3 (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE RP-3 (Planned Residential) zoning, consistent with the One Year Plan amendment. APPROVE a density of 24 to 45 du/ac.

Staff Recomm. (Full): Multi-family development of these properties is consistent with other recent multi-family redevelopment in the area. The rezoning to RP-3 for these parcels is a logical completion of zoning for the block, and the proposal is consistent with the Fort Sanders Neighborhood Plan.

Comments: These three parcels were excluded from the April 2003 plan amendment/rezoning application because the applicant had not yet obtained proper owner authorization. The applicant now wishes to complete the zoning of the entire block.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. This proposal is a logical completion of zoning for the block.
- 2. The proposed multi-family apartment development is consistent with other recent multi-family redevelopment in the area.
- 3. Apartments and parking are compatible with the residential and office development to the south of this site.
- 4. The proposal is consistent with the sector plan proposal for the area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The addition of these three parcels to the overall rezoning, which was approved previously, will have minimal impact on streets and schools.
- 3. High density residential development is compatible with the surrounding development in the area and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Changing the City of Knoxville One Year Plan to HDR makes the plan consistent with the requested RP-3 zoning and density.
- 2. The Central City Sector Plan, as updated by the Fort Sanders Neighborhood Plan, proposes light industrial or medium to high density residential uses for these parcels.
- 3. Staff does not anticipate that this proposal will lead to future requests for high density residential zoning in this area. The surrounding properties are developed with established uses. Any future proposals in this area would involve major redevelopment, such as what is being proposed in this case.

MPC Action: Approved

MPC Meeting Date: 7/10/2003

Details of MPC action:

Summary of MPC action: APPROVE RP-3 (Planned Residential) at a density of 24 to 45 dwelling units per acre

Date of MPC Approval: 7/10/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 8/5/2003

Date of Legislative Action, Second Reading: 8/19/2003

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: