

# 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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Knoxville, Tennessee 37902  
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**File Number:** 7-J-03-UR                      **Related File Number:**  
**Application Filed:** 6/9/2003              **Date of Revision:**  
**Applicant:** BRANDY LOY  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Forest Ave., between Twenty Second St. and S. Twenty Third St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 N R 1 - 12                      **Jurisdiction:** City  
**Size of Tract:** 1.09 acres  
**Accessibility:** Access is via S. Twenty Third St., a local street with a 32' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Warehousing and wholesale businesses  
**Surrounding Land Use:**  
**Proposed Use:** Student Housing - 30 dwellings (120 bedrooms)                      **Density:** 27.52 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 Forest Ave. that is primarily warehousing and wholesale distribution businesses.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-3 (Planned Residential) & RP-3 (Planned Residential) Pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Approved on Second 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 30 multi-family dwelling units (120 bedrooms) subject to 8 conditions.

**Staff Recomm. (Full):**

1. Approval by the City of Knoxville of the One Year Plan Amendment to HDR (High Density Residential) and rezoning to RP-3 (Planned Residential) at 24-45 du/ac (7-G-03-PA / 7-I-03-RZ).
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Revising the landscape and parking plans to add at least two additional landscape islands (with red maple or similar size tree) in the row of parking along the alley.
4. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project.
5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. 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. The first phase of the development with 93 dwelling units, with a total of 312 bedrooms, was approved by the Planning Commission on June 12, 2003 (6-H-03-UR). The second phase of the development which is located on the south side of Forest Ave. between Twenty Second St. and S. Twenty Third St., includes 30 dwelling units with a total of 120 bedrooms. The majority of the property which was zoned I-2 (Restricted Manufacturing and Warehousing) was approved on Second 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 remaining property is before the Planning Commission at this meeting for a proposed change to RP-3 (Planned Residential) at 24-45 du/ac (7-G-03-PA / 7-I-03-RZ).

The parking for the second phase of the development (74 spaces) is located on the rear portion of the property between the units and the alley. Access will be to South Twenty Third St. with no vehicular access to the alley. Staff is recommending that the applicant revise the landscape and parking plans to add at least two additional landscape islands (with red maple or similar size tree) in the row of parking along the alley. This additional landscaping will help to reduce the impact of the proposed multi-family development on the residences located on the south side of the alley.

The applicant has obtained variances from the Knoxville Board of Zoning Appeals for the reduction in the building setbacks along Forest Ave., Twenty Second St. and S. Twenty Third St. The applicant has also met with the Knoxville Department of Engineering Staff and revised the landscape and street parking plans to address traffic safety concerns at the street intersections.

A letter was submitted by the applicant's traffic engineer 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 will be 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.

**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:** 7/10/2003

**Details of MPC action:**

1. Approval by the City of Knoxville of the One Year Plan Amendment to HDR (High Density Residential) and rezoning to RP-3 (Planned Residential) at 24-45 du/ac (7-G-03-PA / 7-I-03-RZ).
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**Summary of MPC action:**

APPROVE the development plan for up to 30 multi-family dwelling units (120 bedrooms) subject to 8 conditions.

**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:**

**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:**