

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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w w w • k n o x m p c • o r g

File Number: 9-A-13-UR
Application Filed: 7/24/2013
Applicant: GEM CAPITAL

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Seventeenth St., south side of White Av.
Other Parcel Info.:
Tax ID Number: 108 C D 017-021,02301,02302&024 **Jurisdiction:** City
Size of Tract: 1.4 acres
Accessibility: Access is via Seventeenth St. an arterial street with a pavement width of 38' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot
Surrounding Land Use:
Proposed Use: Apartments **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located just west of the UT campus in an area of mixed retail, office and residential uses commonly known at the "Cumberland Avenue Strip"

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

Street: 705 S. Seventeenth St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-7 (Pedestrian Commercial) & C-7 pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A portion of the site is being rezoned from C-3 to C-7 and has been approved by City Council on first Reading

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 to permit dwelling units on the first or lower floor of the proposed apartment building as shown on the approved development plan

Staff Recomm. (Full):

Comments: Gem Capital is proposing to develop an apartment project in the block on the west side of Seventeenth St. and south of White Av. The project will consist of one building that will be seventy-five feet in height. The building will have two floors of parking and six floors of apartments containing 357 units. Unlike most other recent apartment development in the U.T. area, the majority of the apartments in this development will be efficiency and one bedroom units.

This request for use on review approval is different from what MPC normally deals with. In this case MPC is reviewing and acting upon whether it believes that dwellings on the first floor of the building proposed by the applicant would be an appropriate use. The C-7 (Pedestrian Commercial) District permits dwelling units on the second floor and above as a permitted use by right. When dwellings are proposed on the first or lower floors MPC has to deem that to be an appropriate use for that particular location. The planning commission may approve a request such as this if it finds the proposed use to be in harmony with the general purpose and intent of the zoning ordinance and with the appropriate land use plans. Conversely a request such as this can be denied if the planning commission can find the proposed use would have an adverse impact on the surrounding area. MPC is not reviewing and approving the site development plan because that is the C-7 Design Review Board's responsibility in this case. MPC is charged with determining if the proposed first floor dwellings are in conformance with the Cumberland Avenue Design Guidelines and by approving the proposed use that it would not have an adverse impact on the area. The C-7 Design Guidelines recommend the properties fronting on Cumberland Avenue maintain retail or office uses on the first floor. The guidelines go on to state that dwellings on the first floor on the other street frontages in the area would be an appropriate use.

The plan as proposed requires variances from the Knoxville Zoning Ordinance for parking, building height and setback. The appropriateness of those variance requests have been reviewed and approved by the C-7 Design Review Board and the Knoxville Board of Zoning Appeals. The Design Review Board has reviewed and approved the overall development plan for the proposed apartment project.

Action: Approved

Meeting Date: 9/12/2013

Details of Action:

Summary of Action: APPROVE the request to permit dwelling units on the first or lower floor of the proposed apartment building as shown on the approved development plan

Date of Approval: 9/12/2013

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance:

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