

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**CENTRAL CITY SECTOR PLAN AMENDMENT**

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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**File Number:** 9-D-12-SP                      **Related File Number:** 9-E-12-RZ  
**Application Filed:** 7/26/2012              **Date of Revision:**  
**Applicant:** MARTHA N. WATKINS

## PROPERTY INFORMATION

**General Location:** North side Forest Ave., west side S. Twenty Third St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 O D 014, 017, 018    **OTHER:** 01801, 01802 & 020              **Jurisdiction:** City  
**Size of Tract:** 5.6 acres  
**Accessibility:** Access is via Forest Ave. or Highland Ave., both local streets with 35' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Wholesale produce business  
**Surrounding Land Use:**  
**Proposed Use:** Apartments    **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located in the northwest corner of the Ft. Sanders area, which is developed primarily with residential uses, mainly apartments, under RP-3, R-2 and R-3 zoning.

## 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:** R-3 (High Density Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted for this site

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium Density Residential)  
**Requested Plan Category:** HDR (High Density Residential)

## **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:** Michael Brusseau

**Staff Recomm. (Abbr.):** ADOPT RESOLUTION #9-D-12-SP, amending the Central City Sector Plan to HDR (High Density Residential) and recommend that Knoxville City Council also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

**Staff Recomm. (Full):** A high density residential sector plan designation is appropriate for the subject property. HDR is consistent with the development and zoning to the east.

**Comments:** SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to any of the streets accessing this site. However, the access streets are all sufficient to provide access to high density apartment development, similar to the uses to the east accessed from the same streets.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current One Year Plan proposes medium to high density residential uses for this area, consistent with the proposed R-3 zoning. The Central City Sector Plan proposes medium density residential uses, which allows densities of up to 24 du/ac. However, the apartment development to the east is zoned RP-3 at 24 to 60 du/ac, which is in the high density range. The sector plan does not recognize the high density development allowed by the zoning to the east.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

It has long been recognized that the Ft. Sanders area, especially the northern portion, is appropriate for medium to high density residential apartment development, which is represented by a large number of apartment projects that have already been built in the area in recent years.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

This site has been zoned I-2 for the Neel's Wholesale Produce business for several years. Neel's is now seeking to relocate out of the Ft. Sanders area, so this flat site is a logical area to redevelop with apartments, which would be a logical extension of similar development from the east.

**Action:** Approved

**Meeting Date:** 9/13/2012

**Details of Action:**

**Summary of Action:** HDR (High Density Residential)

**Date of Approval:** 9/13/2012

**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:** 10/16/2012

**Date of Legislative Action, Second Reading:** 10/30/2012

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**