



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 1-A-07-PA
1-B-07-RZ

AGENDA ITEM #: 63
AGENDA DATE: 1/11/2007

▶ **APPLICANT:** HAROLD RIGSBY
OWNER(S): CROWNE CAMPUS POINTE ASSOCIATES

TAX ID NUMBER: 94 O D 011
JURISDICTION: Council District 1

▶ **LOCATION:** Northwest side Grand Ave., northeast of Twenty Third St, northwest of Twenty Second St.

▶ **TRACT INFORMATION:** 1.48 acres.
SECTOR PLAN: Central City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Grand Ave., a local street with on-street parking. The pavement width is 42' where parking is on both sides and 27' with no parking.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O-2 (Civic and Institutional)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** HDR (High Density Residential) / RP-3 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartments with garages and surface parking

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of HDR and RP-3 from the south and east.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
North: Railroad right of way / LI / I-2 (Restricted Manufacturing & Warehousing)
South: Apartments / HDR / RP-3 (Planned Residential)
East: Apartments / MU (O, HDR) / RP-3 (Planned Residential)
West: Vacant land, railroad / LI / I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT: This parcel is part of the mixed use wholesale, office and residential development found western part of the Ft. Sanders neighborhood within I-2, O-1, O-2, R-2, RP-3 and R-3 zones.

STAFF RECOMMENDATION:

▶ **APPROVE HDR (High Density Residential) One Year Plan designation.**

High density residential is an extension of the plan designation from the south and east and is compatible with surrounding development and zoning.

► **APPROVE RP-3 (Planned Residential) zoning.**

RP-3 is an extension of zoning from the south and east and will allow additional development similar to the already established high density apartment development in the area.

COMMENTS:

NEED AND JUSTIFICATION FOR PROPOSAL

1. A high density residential designation and zoning district is compatible with the surrounding development and zoning pattern. The HDR designation and RP-3 zoning have already been approved in the block to the southeast.
2. Medium density residential and office redevelopment has successfully occurred to the south and east in the Ft. Sanders neighborhood.
3. Approval of these requests will allow a continuation of the high density residential development that has occurred to the south and east of this site.

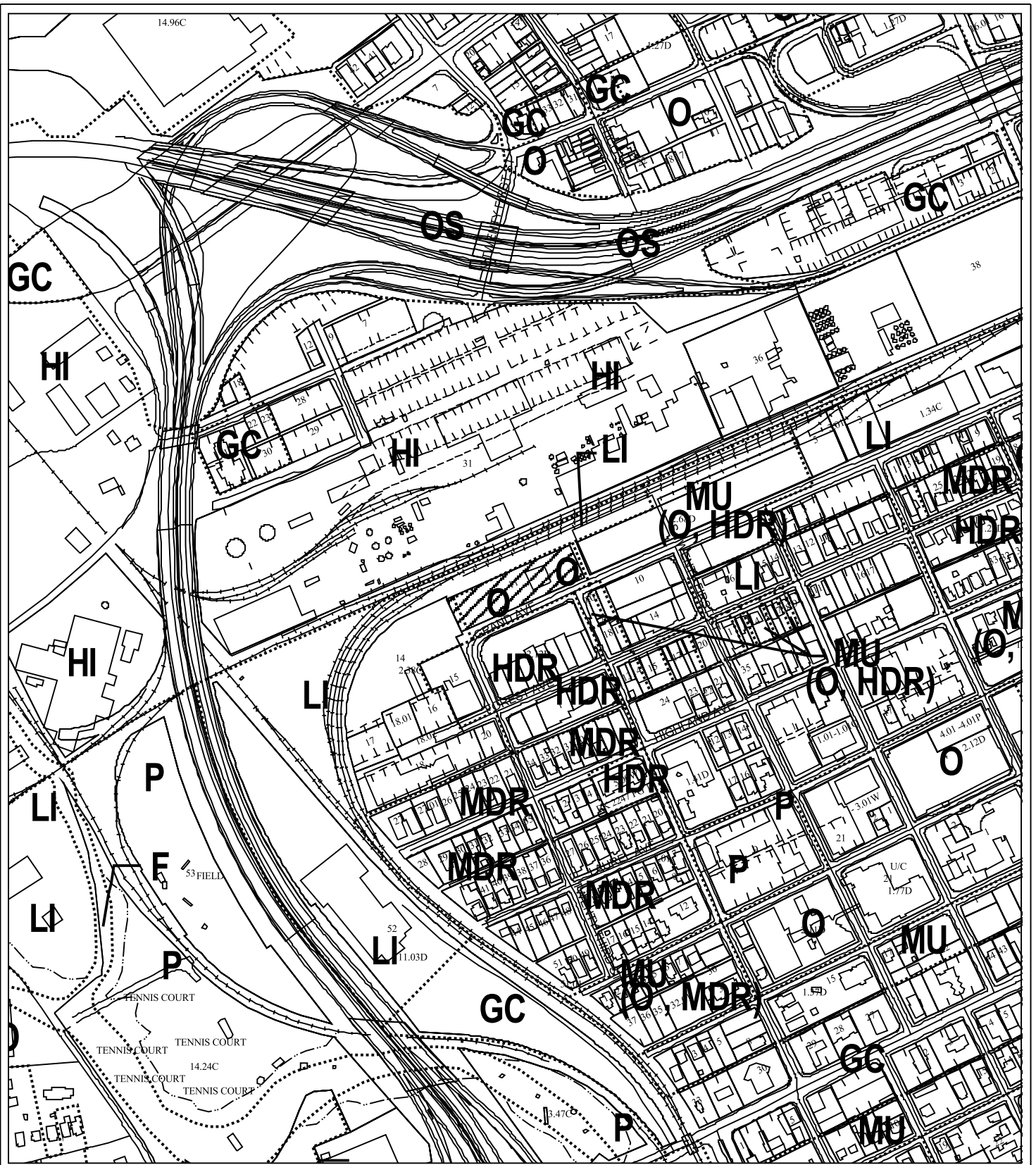
EFFECTS OF THE PROPOSAL

1. The high density residential development of this site is being done with surrounding property separated by the existing street system which requires that each site be considered separately. The finished density and surface parking for the development, however, will be compatible with other development found in the area.
2. High density residential uses and related surface parking lots would be compatible with the surrounding established warehouse/wholesaling, medical, office and medium density residential development pattern.
3. Under the requested RP-3 zone, new development on this site will require use on review approval of a development plan from MPC prior to issuance of any building permits for the project.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to the City of Knoxville One Year Plan to HDR, the zoning request will be consistent with the plan.
2. The Central City Sector Plan proposes medium density residential use for this area. The Fort Sanders Neighborhood Plan of March 2000 proposed medium or high density residential development for most of these properties. Related One Year Plan and rezoning requests were previously approved under the Ft. Sanders Plan designations prior to the update of the Central City Sector Plan.
3. Approval of these requests continues the extension of high density residential development in this section of the Ft. Sanders neighborhood and could lead to additional requests in the future.

If approved, this item will be forwarded to Knoxville City Council for action on 2/13/2007 and 2/27/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



1-A-07-PA/1-B-07-RZ
 PLAN AMENDMENT

Petitioner: Harold Rigsby

Map No: 94

Jurisdiction: City

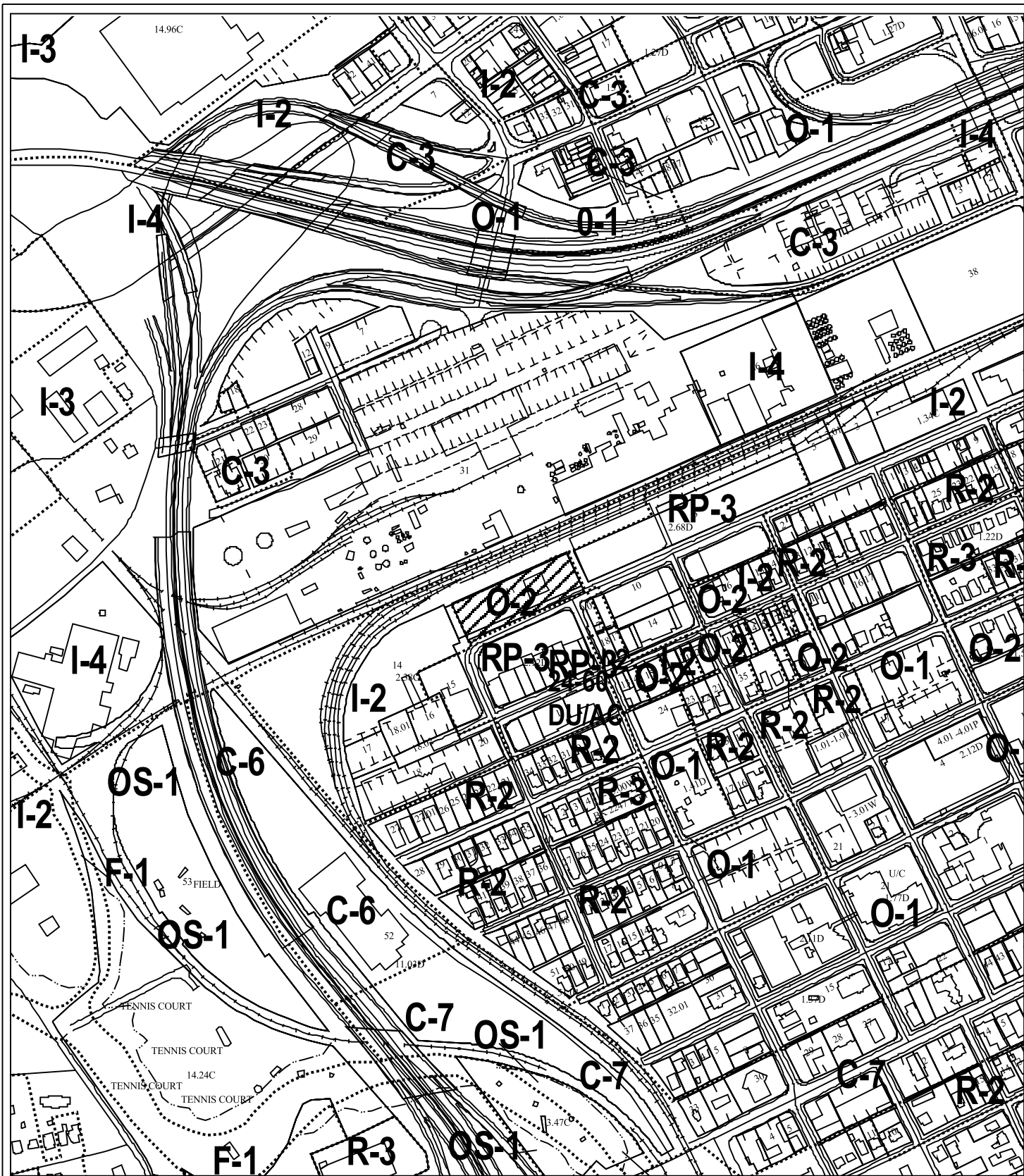


From: O (Office) and LI (Light Industrial)


To: HDR (High Density Residential)

Original Print Date: 12/27/06 Revised: 01/04/07
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**1-B-07-RZ
REZONING**


 From: O-2 (Civic and Institutional) and I-2 (Restricted Manufacturing & Warehousing)
 To: RP-3 (Planned Residential)

Original Print Date: 12/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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