



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

▶ **FILE #:** 12-D-08-RZ
12-A-08-PA

AGENDA ITEM #: 42
AGENDA DATE: 12/11/2008

▶ **APPLICANT:** KNOXVILLE CITY COUNCIL
OWNER(S):

TAX ID NUMBER: 108 F B 001
JURISDICTION: Council District 1

▶ **LOCATION:** Southeast side Kingston Pike, southeast of Alcoa Hwy.

▶ **TRACT INFORMATION:** 12.1 acres.

SECTOR PLAN: Central City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Kingston Pike, a 4-lane major arterial street
UTILITIES: Water Source: KUB
Sewer Source: KUB
WATERSHED: Third Creek

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

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU (Mixed Uses)(O/GC/HDR) / RP-3 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Multi-family development

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Kingston Pike/Public Park and UT property/ Public/ Mixed Use/ OS-1, F-1 and C-7 Commercial
South: Second Creek/UT campus / Public/Floodway / F-1/O-2 Institutional
East: Railroad ROW & UT campus / Public / O-2 Institutional
West: Second Creek F/ F-1 Floodway

NEIGHBORHOOD CONTEXT: This vacant, former industrial site is located within the UT Knoxville main campus and zoned O-2.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION # 12-A-08-PA amending the One Year Plan designation from LI (Light Industrial) to MU (Mixed Use) (O/GC/HDR)**

► **Recommend that City Council approve RP-3 (Planned Residential) zoning for the property.**

RP-3 zoning is consistent with other high density residential zoning noted around the Knoxville UT campus in this area and will permit future public consideration of high density residential uses on the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1.Changing from LI to a MU (O,C,HDR) Sector Plan designation is less intensive and provides a more compatible range of uses for the surrounding development than the LI designation.
- 2.The LI designation was placed on the subject property to accommodate an industrial zoning for a business that is no longer present. Amending the plan to MU (O,C,HDR) to allow RP-1 zoning and public consideration of a multi-family use is consistent with the established development pattern of the area that includes both residential, UT campus and commercial uses.

THE EFFECTS OF THE PROPOSAL

- 1.Public water and sewer utilities are available to the site.
2. Kingston Pike can accommodate the proposed traffic generated from the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The request is supported by the sector plan.
2. Approval of the One Year Plan amendment for this property brings it into conformity with the sector plan's office designation.
- 3.This site is located within the Urban Growth Area (inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed MU designation and RP-3 zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. There are many surrounding properties in the area that are currently designated for high density, office and institutional, and commercial uses. and an R-3 zoned property to the northeast of the site.

THE EFFECTS OF THE PROPOSAL

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type and size of the use. Kingston Pike should be able to handle the additional traffic generated by this development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

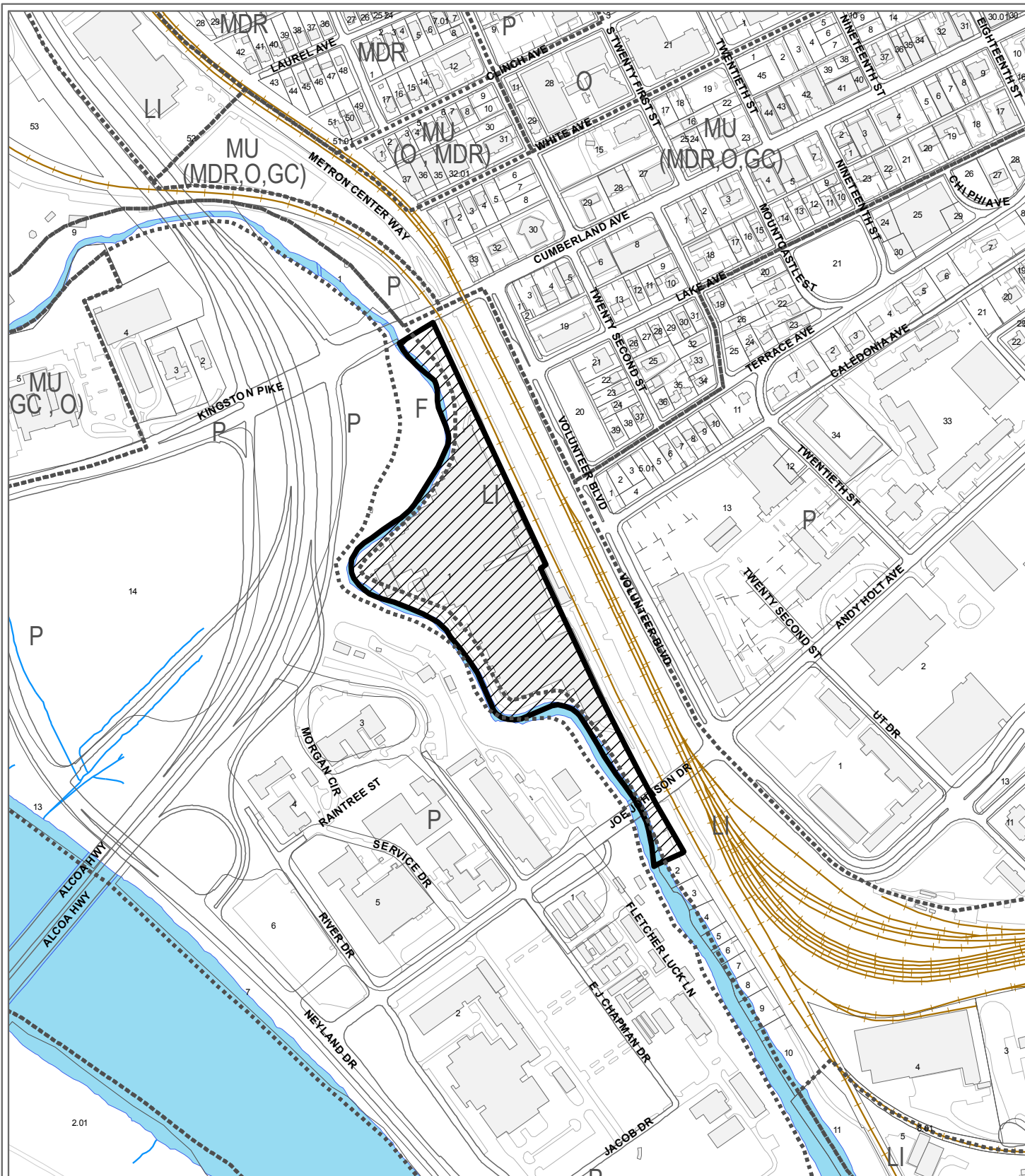
1. The Central City Sector Plan proposes LI uses for this site based upon the former industrial use of the property and will need to be revised with the next update.
2. This site is located within the Urban Growth Area (Inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.

This application was filed by City Council to allow a One Year Plan amendment consideration in December and to propose a planned residential zoning which requires public review and approval of any proposed development prior to construction.

ESTIMATED TRAFFIC IMPACT: Not calculated.

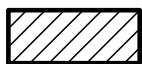
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/27/2009 and 2/10/2009. 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.



**12-A-08-PA / 12-D-08-RZ
PLAN AMENDMENT**

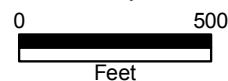
From: LI (Light Industrial)
To: HDR (High Density Residential)

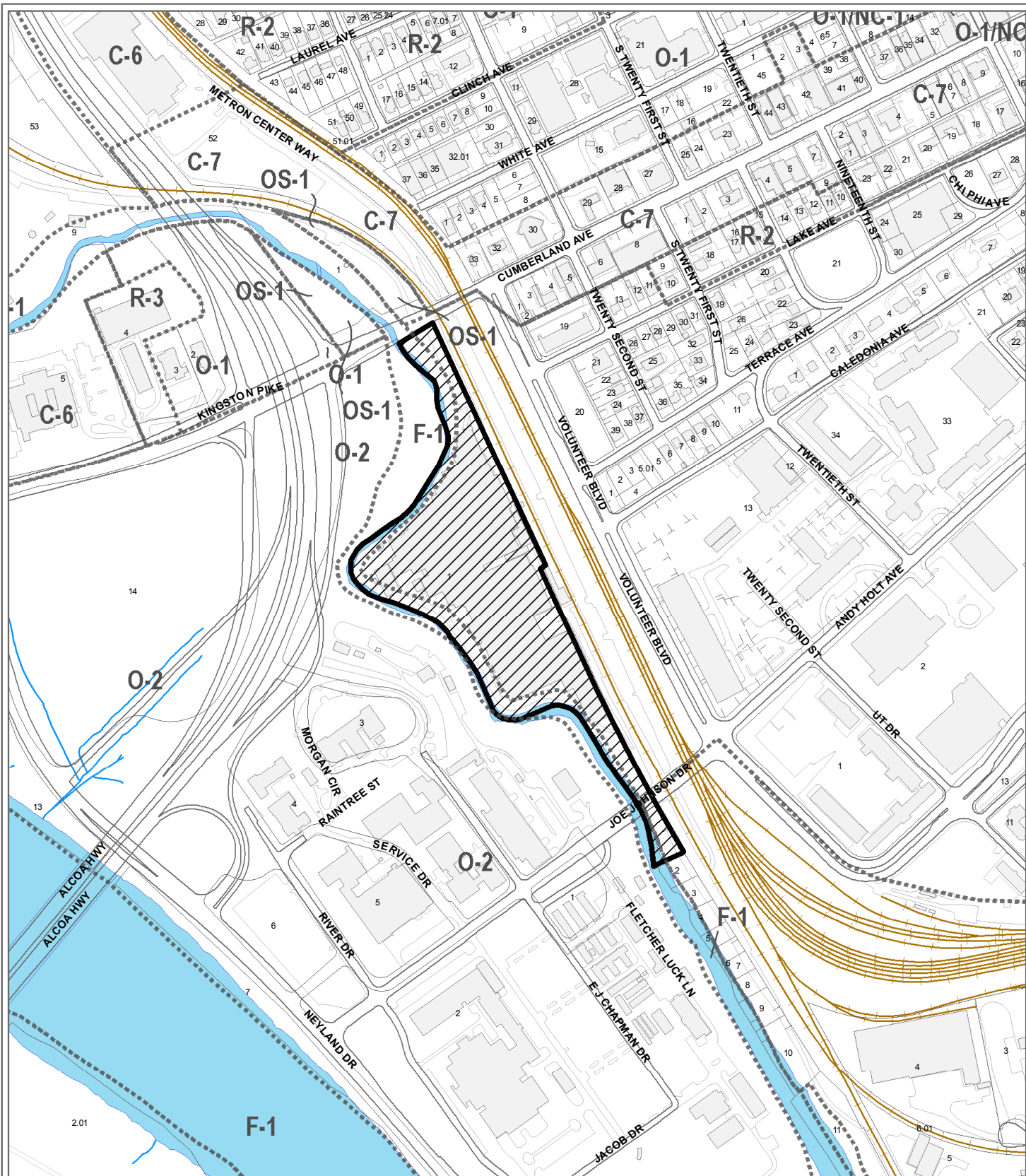


Petitioner: Knoxville City Council

Map No: 108
Jurisdiction: City

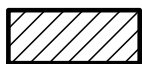
Original Print Date: 11/24/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**12-D-08-RZ
REZONING**

From: O-2 (Civic and Institutional)
To: RP-3 (Planned Residential)



Petitioner: Knoxville City Council

Map No: 108
Jurisdiction: City

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