

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 1-E-14-UR **AGENDA ITEM #:** 38  
 POSTPONEMENT(S): 1/9/2014 **AGENDA DATE:** 2/13/2014

▶ **APPLICANT:** 908 DEVELOPMENT  
 OWNER(S): Arthur Seymour, Jr.

TAX ID NUMBER: 94 N B 016  
 JURISDICTION: City Council District 1  
 STREET ADDRESS: 2013 Forest Ave  
 ▶ **LOCATION:** North side of Forest Av., east side of S. Twenty First St.  
 ▶ **APPX. SIZE OF TRACT:** 0.67 acres  
 SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ACCESSIBILITY: Access is via S. Twenty First St., a local street with a pavement width of 26' with a 50' wide right-of-way  
 UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
 WATERSHED: Second Creek

▶ **ZONING:** RP-3 (Planned Residential) pending  
 ▶ **EXISTING LAND USE:** Vacant  
 ▶ **PROPOSED USE:** Parking lot

HISTORY OF ZONING: Applicant applied for O-2 (Civic and Institutional) District and the MPC recommended RP-3 (Planned Residential) at the November 14, 2013 MPC meeting. This matter is currently at City Council for consideration.

SURROUNDING LAND USE AND ZONING:  
 North: Apartments / RP-3 residential  
 South: Office, Apartments & parking / O-1 and O-2 office  
 East: Apartments & parking / R-2 residential & O-1 office  
 West: Apartments / RP-3 residential

NEIGHBORHOOD CONTEXT: The site is located in the northern section of the Fort Sanders neighborhood. This general area has experienced redevelopment in the past few years. There have been a number of apartments built in the area that have replaced a number of the produce wholesalers and other businesses.

**STAFF RECOMMENDATION:**

- ▶ **APPROVE the request for an overflow parking lot as shown on the site plan subject to 3 conditions**
1. Limiting the use of the parking lot to the residents and guests of the apartment project being developed by this same applicant at 2308 Forest Av. (094OD02001)
  2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
  3. Meeting all applicable requirements of the Knoxville Engineering Dept.

**COMMENTS:**

This applicant is currently constructing a nearby apartment development and they are proposing to develop this site as an overflow parking lot for that project. The Knoxville Chief Building Official has agreed that the proposed parking lot is a matter that can be considered by MPC as an associated commercial use under the provisions of the RP-3 (Planned Residential) zoning district. The RP-3 regulations permit commercial development to be considered as part of an overall development plan. For every one-hundred dwelling units that are built in a project the applicant has the right to ask for up to one acre of commercial uses. The proposed parking lot is going to be situated on a .67 acre site. The associated residential development will contain 177 apartments. The applicant has stated that the use of the parking lot will be limited to the residents and guests of the apartment development that is being constructed by this company. To limit the use, the applicant will fence and gate the site.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The proposal will have no impact on schools.
2. The property is located along a local street. No negative traffic impact is anticipated.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed parking lot is consistent with the general standards for uses permitted on review: The proposed use is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will draw a minimal amount of additional traffic through this residential area.
2. The proposal meets all relevant requirements of the RP-3 zoning district, as well as other criteria for approval of a use-on-review.

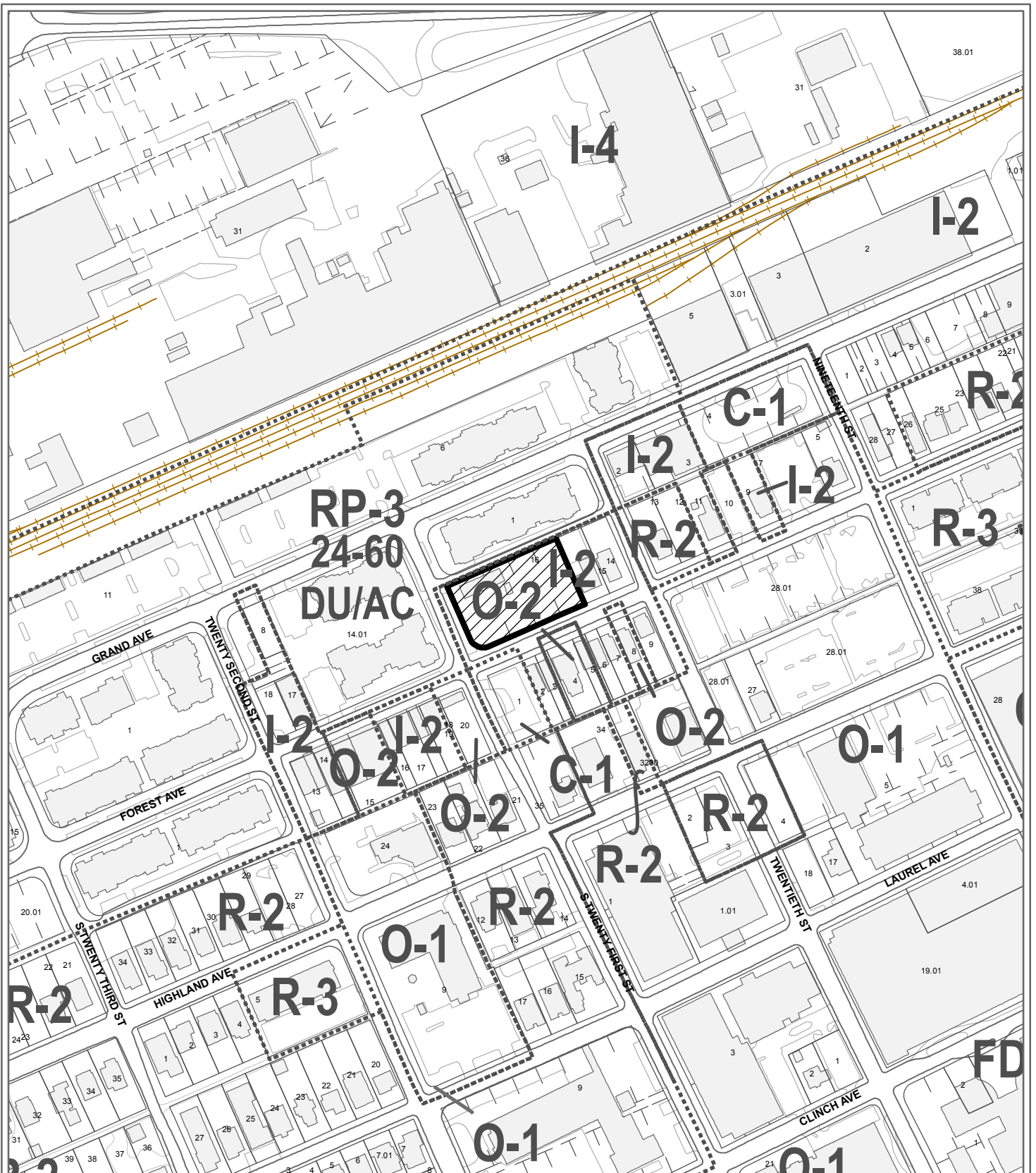
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The use is in conformity with the Central City Sector Plan and One Year plan for the area which proposes HDR (High Density Residential)

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**1-E-14-UR  
USE ON REVIEW**



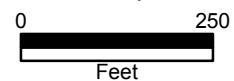
Parking lot in RP-3 (Planned Residential) pending

Original Print Date: 12/20/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: 908 Development

Map No: 94

Jurisdiction: City







**GROUNDWATER / DOWATERING NOTE:**  
 THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. ANY ATTEMPTS TO DRAIN OR CONTROL GROUNDWATER SHOULD BE MADE IN CONJUNCTION WITH A PROFESSIONAL ENGINEER AND GROUND WATER MANAGEMENT TO CONTROL SEWERAGE OR WATER.

1-E-14-UR

SCALE: 1/4" = 1'-0" (SEE NOTE)

CROSS SECTION A-A

TOTAL IMPERVIOUS AREA: 6,424 AC

PROPOSED CLEAN AND MATCH LISTING

EXISTING CLEAN AND MATCH LISTING

EXISTING AREA CURB RAMP (SEE DETAIL)

EXISTING STORM STRUCTURE

EXISTING SPOT GRADE

PROPOSED SPOT GRADE (TOP OF PAVEMENT)

PROPOSED CONTOURS (1' INTERVAL)

PROPOSED PROPERTY LINE

PROPOSED ASPHALT PAVEMENT (SEE DETAIL)

PROPOSED CONCRETE SIDEWALK (SEE DETAIL)

PROPOSED AREA CURB RAMP (SEE DETAIL)

PROPOSED DISTURBED AREA (1:1.5:1.0)

PROPOSED TOTAL IMPERVIOUS AREA: 6,424 AC

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