

▶ **FILE #:** 6-J-14-UR

AGENDA ITEM #: 45

AGENDA DATE: 6/12/2014

▶ **APPLICANT:** **AMERICAN CAMPUS COMMUNITIES**

OWNER(S): Neely Realty Partnership

TAX ID NUMBER: 94 N R 015-020 094 NP 001

JURISDICTION: City Council District 1

STREET ADDRESS: 2112 Forest Ave

▶ **LOCATION:** **South side of Forest Ave., east & west side of Twenty-first St.**

▶ **APPX. SIZE OF TRACT:** **1.4 acres**

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access for both proposed parking lots is from Forest Av., a local street with a pavement width of 25' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** **RP-3 (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant commercial buildings and vacant land**

▶ **PROPOSED USE:** **Over flow parking lot**

HISTORY OF ZONING: The property was rezoned to RP-3 (Planned Residential) earlier this year (4-F-14-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land (approved for parking 1-E-14-UR) / RP-3 residential

South: Converted detached dwellings (apartments) / R-2 residential

East: Converted detached dwellings (apartments) / I-2 industrial & O-2 office

West: Commercial buildings / I-2 industrial

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. Extending the sidewalk on Forest Ave. to the eastern property boundary of the property located at 2022

Forest Ave. (094NP001)

4. Provision of handicap accessible as required by the Knoxville Engineering Dept.
5. Meeting all stormwater and water quality controls as required by the Knoxville Engineering Dept.
6. Meeting all other 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. The proposed parking lot is going to be situated on a 1.4 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.

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.