

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

▶ **FILE #:** 7-E-14-SP **AGENDA ITEM #:** 36  
 POSTPONEMENT(S): 7/10/14, 8/14/14 **AGENDA DATE:** 7/9/2015  
 ▶ **APPLICANT:** 908 DEVELOPMENT GROUP  
 OWNER(S): 908 Development Group

TAX ID NUMBER: 94 K Q 001-004 [View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 621 Dale Ave

▶ **LOCATION:** Northwest side Dale Ave., southwest side N. Seventeenth St., southeast side I-40

▶ **APPX. SIZE OF TRACT:** 5.76 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Dale Ave., a one-way eastbound, major collector street with 4 lanes within 55' of right-of-way, or N. Seventeenth St., a minor arterial street with 4 lanes within 80' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** C (Commercial) / C-3 (General Commercial) & I-4 (Heavy Industrial)

▶ **PROPOSED PLAN DESIGNATION:** HDR (High Density Residential)

▶ **EXISTING LAND USE:** Apartments

▶ **PROPOSED USE:** Apartments

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION:  
 North: I-40 right-of-way / TR  
 South: Dale Ave. - Industrial business / HI  
 East: N. Seventeenth St. - Credit Union / LI  
 West: I-40 right-of-way and industrial / TR, HI

NEIGHBORHOOD CONTEXT This area, located north of Ft. Sanders residential area and south of I-40, is developed with a mix of non-residential uses under I-4, I-3, C-3 and O-1 zoning.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW, at the request of the applicant.**

MPC staff received an email request from the applicant to untable and withdraw this request on June 9, 2015.

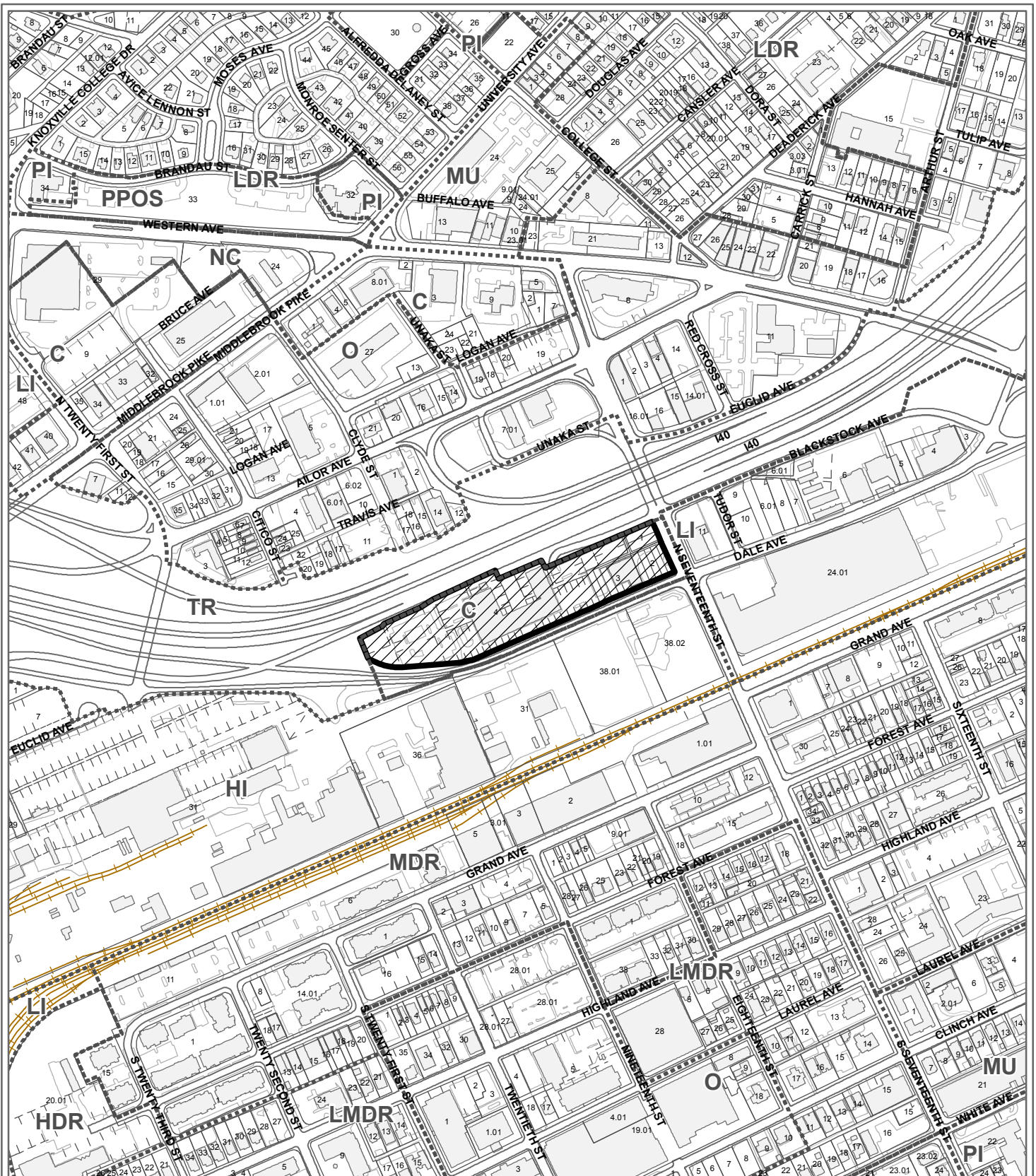
**COMMENTS:**

MPC postponed this request on 7/10/14 and 8/14/14 and then tabled it on September 11, 2014. Since then, the property's ownership and development plans have changed, and the plan amendment is no longer needed.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/4/2015 and 8/18/2015. 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.



**7-E-14-SP  
CENTRAL CITY SECTOR PLAN AMENDMENT**

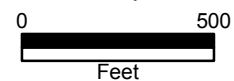
From: C (Commercial)  
To: HDR (High Density Residential)



Petitioner: 908 Development Group

Map No: 94

Jurisdiction: City



Original Print Date: 6/23/2014      Revised: 7/1/2014  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



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

**FILE #:** 7-F-14-RZ **AGENDA ITEM #:** 36  
 7-D-14-PA **AGENDA DATE:** 7/9/2015

POSTPONEMENT(S): 7/10/14, 8/14/14

**APPLICANT:** 908 DEVELOPMENT GROUP  
**OWNER(S):** 908 Development Group

**TAX ID NUMBER:** 94 K Q 001-004 [View map on KGIS](#)

**JURISDICTION:** Council District 6

**STREET ADDRESS:** 621 Dale Ave

**LOCATION:** Northwest side Dale Ave., southwest side N. Seventeenth St., southeast side I-40

**TRACT INFORMATION:** 5.76 acres.

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via Dale Ave., a one-way eastbound, major collector street with 4 lanes within 55' of right-of-way, or N. Seventeenth St., a minor arterial street with 4 lanes within 80' of right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

**WATERSHED:** Third Creek

**PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial) and I-4 (Heavy Industrial)

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

**EXISTING LAND USE:** Apartments

**PROPOSED USE:** Apartments

**DENSITY PROPOSED:** 24-60 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: I-40 right-of-way / ROW / O-1 (Office, Medical & Related Services)  
 South: Dale Ave. - Industrial business / HI / I-4 (Heavy Industrial)  
 East: N. Seventeenth St. - Credit Union / MU (GC, LI) / I-3 (General Industrial)  
 West: I-40 right-of-way and industrial / ROW, HI / I-4 (Heavy Industrial)

**NEIGHBORHOOD CONTEXT:** This area, located north of Ft. Sanders residential area and south of I-40, is developed with a mix of non-residential uses under I-4, I-3, C-3 and O-1

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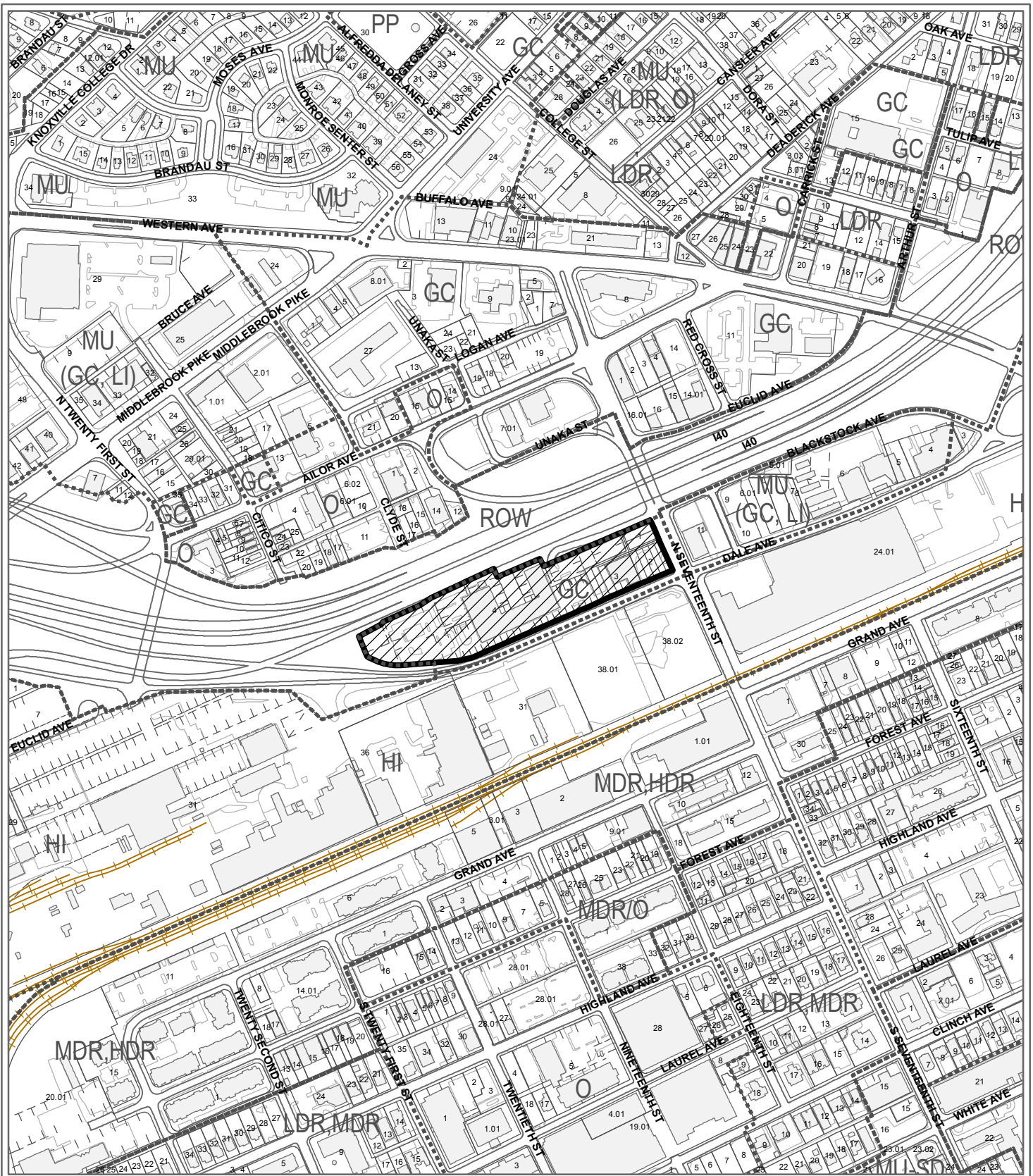
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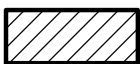
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**7-D-14-PA / 7-F-14-RZ  
PLAN AMENDMENT**

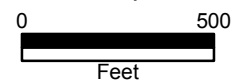
Petitioner: 908 Development Group

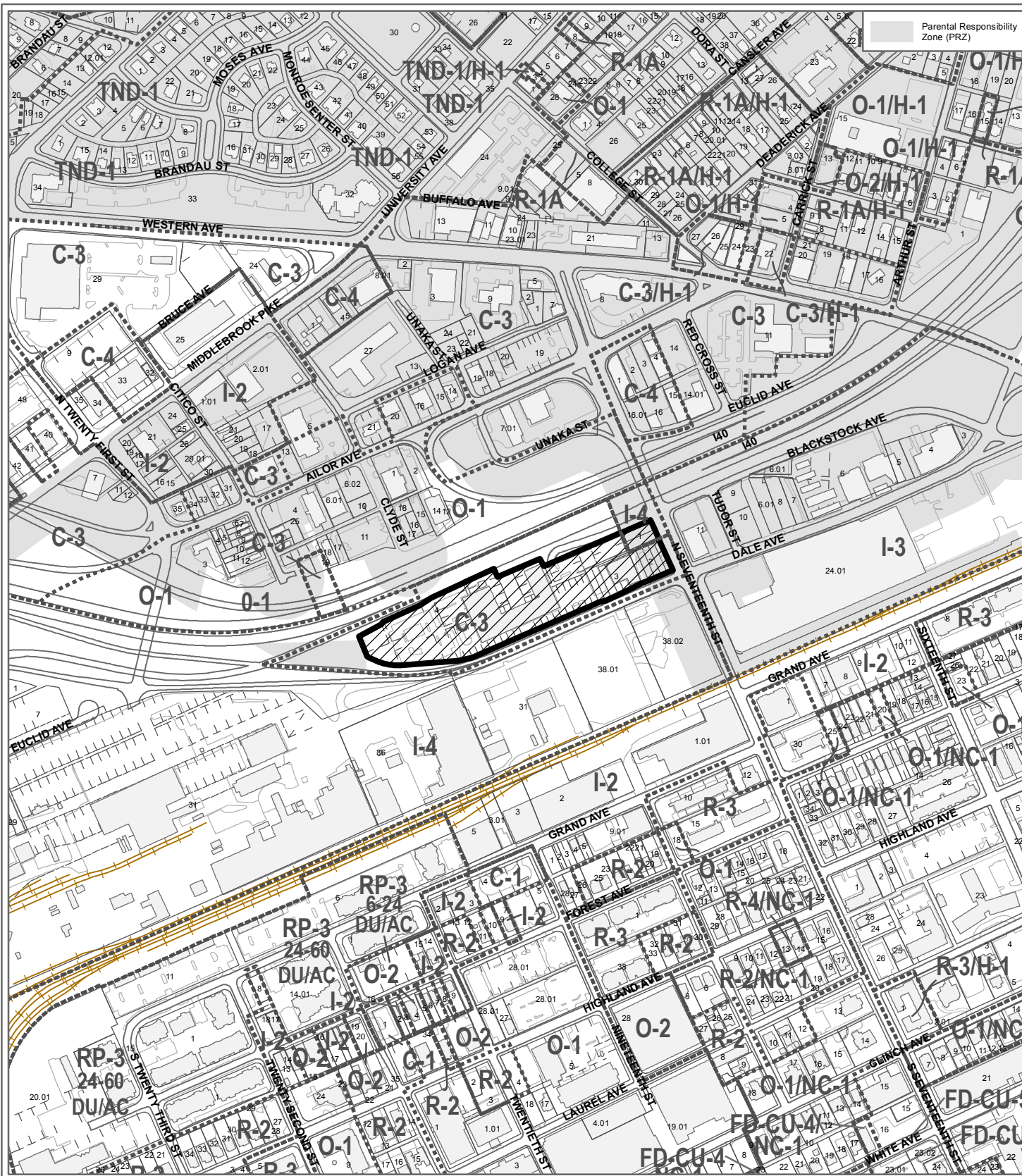


From: GC (General Commercial)  
To: HDR (High Density Residential)

Map No: 94  
Jurisdiction: City

Original Print Date: 6/23/2014  
Revised: 7/1/2014  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**7-F-14-RZ  
REZONING**

From: C-3 (General Commercial) and I-4 (Heavy Industrial)  
To: RP-3 (Planned Residential)



Original Print Date: 6/23/2014      Revised: 7/1/2014  
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Petitioner: 908 Development Group

Map No: 94  
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