

▶ **FILE #:** 10-C-16-RZ **AGENDA ITEM #:** 29
 POSTPONEMENT(S): 10/13/2016 **AGENDA DATE:** 11/10/2016
 ▶ **APPLICANT:** USA COMPOUND, INC.
 OWNER(S): USA Compound, Inc.

TAX ID NUMBER: 82 O D 022 [View map on KGIS](#)
 JURISDICTION: City Council District 6
 STREET ADDRESS: 2321 E Magnolia Ave
 ▶ **LOCATION:** Northwest side E. Magnolia Ave., northeast of N. Olive St.
 ▶ **APPX. SIZE OF TRACT:** 17500 square feet
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via E. Magnolia Ave., a major arterial street with 4 lanes and 52' of pavement width with 100' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: First Creek

▶ **PRESENT ZONING:** C-3 (General Commercial)
 ▶ **ZONING REQUESTED:** RP-2 (Planned Residential)
 ▶ **EXISTING LAND USE:** Vacant commercial/office building
 ▶ **PROPOSED USE:** Student housing for Pellissippi State Community College
DENSITY PROPOSED: 24 du/ac
 EXTENSION OF ZONE: No
 HISTORY OF ZONING: None noted
 SURROUNDING LAND USE AND ZONING: North: Residences / R-1A (Low Density Residential)
 South: E. Magnolia Ave., businesses, residential / C-3 (General Commercial)
 East: Residence / C-3 (General Commercial)
 West: Residence / C-3 (General Commercial)
 NEIGHBORHOOD CONTEXT: This site is located along E. Magnolia Ave., which is developed with primarily commercial uses under C-3 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at a density of up to 24 du/ac, subject to one condition:**

1. Prior to residential occupancy, the front façade of the building facing Magnolia Ave. and the commercial sign in the front yard must be removed.

With the recommended condition to reestablish the residential character to the site, RP-2 zoning will accommodate the proposed residential density being proposed. The proposed redevelopment of this former commercial building for residential uses is reasonable and the requested zoning is consistent with adopted plans for the area. The requested RP-2 zoning will require MPC approval of a development plan prior to

issuance of occupancy permits for the project.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. RP-2 zoning at the requested density is consistent with both the sector plan and One Year Plan proposals for the area.
3. RP-2 zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and City Engineering staff can address issues such as landscape screening, site lighting, traffic circulation, access, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. RP-2 zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-2 is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The recommendation is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. Approval of RP-2 zoning at the recommended density will allow the applicant to submit a development plan with up to 9 dwelling units for MPC's consideration. If developed with multi-dwelling attached residential uses, as proposed, this would add approximately 110 vehicle trips per day to the street system and would add approximately 4 children under the age of 18 to the school system.
3. Public water and sewer utilities are in place to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes mixed uses for this site. RP-2 zoning is listed as an appropriate zone for consideration with this particular mixed use special district.
2. The Central City Sector Plan and the Magnolia Avenue Corridor Plan propose mixed uses for this site. RP-2 zoning is listed as an appropriate zone for consideration with this particular mixed use special district.
3. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 110 (average daily vehicle trips)

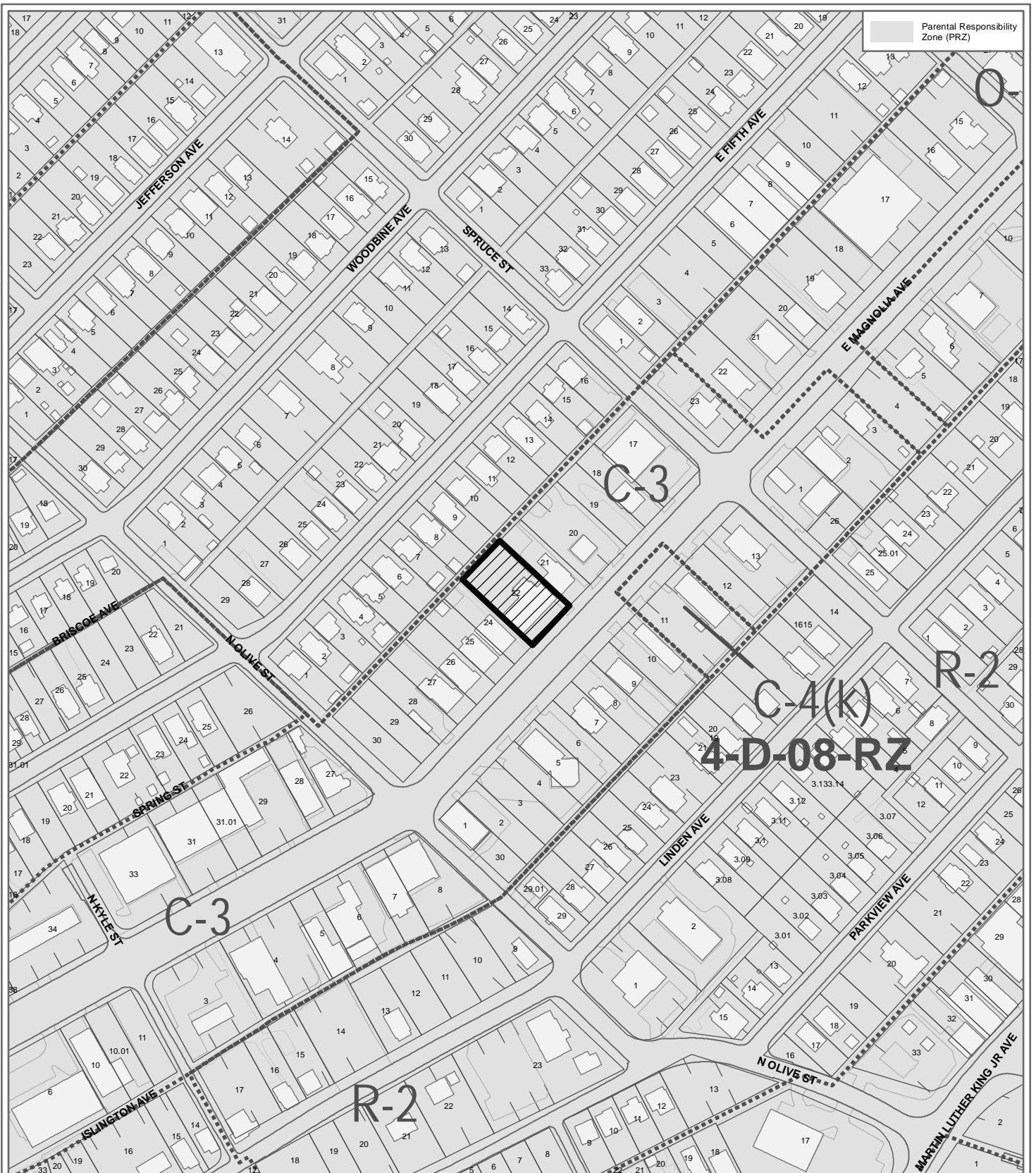
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knoxville City Council for action on 12/6/2016 and 12/20/2016. 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.



**10-C-16-RZ
REZONING**

From: C-3 (General Commercial)

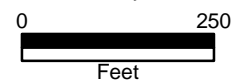
To: RP-2 (Planned Residential)



Petitioner: USA Compound, Inc.

Map No: 82

Jurisdiction: City



Original Print Date: 9/22/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



Imagery ©2016 Google, Map data ©2016 Google 20 ft

01P/SP: MU-50 (EC-5), (RR-20K)

KNOXVILLE-KNOX COUNTY

MPC
METROPOLITAN
PLANNING
COMMISSION

TENNESSEE

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400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING

PLAN AMENDMENT

Name of Applicant: USA Compound, Inc.

Date Filed: 8/11/16 Meeting Date: Oct. 13, 2016

Application Accepted by: Brusseau

Fee Amount: \$600 File Number: Rezoning 10-C-16-RZ

Fee Amount: _____ File Number: Plan Amendment _____

PROPERTY INFORMATION

Address: 2321 E. Magnolia Ave.

General Location: NW side E. Magnolia Ave, NE of N. Olive St

Parcel ID Number(s): 0820D022

Tract Size: 17,500 s.a.

Existing Land Use: Vacant commercial/office

Planning Sector: ~~City Central~~ ^{brs}

Growth Policy Plan: Inside City Limits

Census Tract: 67

Traffic Zone: 38

Jurisdiction: City Council 65A District

County Commission _____ District

Requested Change

REZONING

FROM: C-3

TO: RP-2

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Student housing for Mississippi State

Density Proposed ~~24~~ 24 Units/Acre

Previous Rezoning Requests: _____

None noted

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: _____

Company: USA Compound, Inc

Address: 4124 Franklin Pike

City: Nashville State: TN Zip: 37204

Telephone: (615) 573-0174

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Joseph J. Levitt, Jr.

Company: Atty

Address: 825 N. Central St.

City: Knoxville State: TN Zip: 37917

Telephone: (865) 524-7497

Fax: (865) 524-7498

E-mail: j.j.levitt@comcast.net

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Joseph J. Levitt, Jr.

PLEASE PRINT

Name: Same as above

Company: _____

Address: 9

City: _____ State: _____ Zip: _____

Telephone: _____

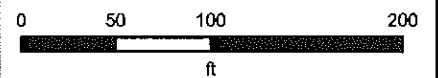
E-mail: _____



Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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