

▶ **FILE #:** 9-G-18-RZ

AGENDA ITEM #: 43

AGENDA DATE: 9/13/2018

▶ **APPLICANT:** 191 IV TIMBERLINE COMMONS, VENTURE LLC

OWNER(S): Andrew Stark

TAX ID NUMBER: 94 L M 019

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 219 Twelfth St

▶ **LOCATION:** Southwest side Twelfth St., northwest of Highland Ave.

▶ **APPX. SIZE OF TRACT:** 0.288 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Twelfth St., a local, one-way north street with 24' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Over

▶ **ZONING REQUESTED:** C-3 (General Commercial) / NC-1 (Neighborhood Conservation Overlay)

▶ **EXISTING LAND USE:** Attached residential development

▶ **PROPOSED USE:** Parking and residences

EXTENSION OF ZONE: Yes, extension of C-3/NC-1 from the north

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential - C-3 (General Commercial) / NC-1 (Neighborhood Conservation Overlay)

South: Attached residential - R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Overlay)

East: Twelfth St., attached residential - R-3 (High Density Residential)

West: Attached residential - R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Overlay)

NEIGHBORHOOD CONTEXT: This area is developed with attached, multi-dwelling residential uses under R-2/NC-1, R-3/NC-1, R-3 and C-3/NC-1 zoning.

STAFF RECOMMENDATION:

▶ **POSTPONE to the October 11, 2018 meeting, at the request of the applicant.**

The applicant submitted a written request to postpone on 8/16/2018.

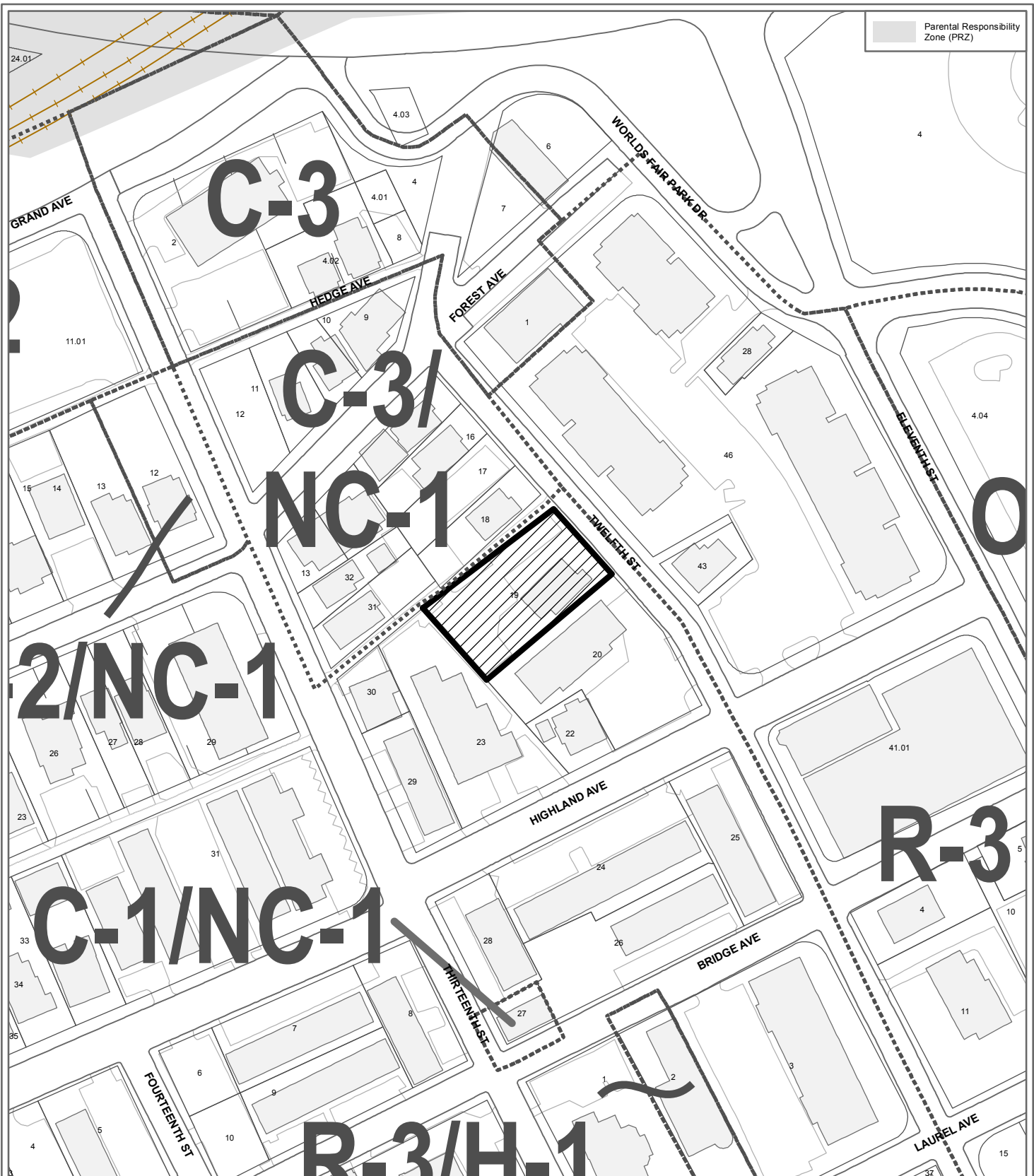
COMMENTS:

This rezoning request must be postponed until October because it requires amendments to the Central City Sector Plan and the City of Knoxville One Year Plan. The plans currently propose MDR (Medium Density Residential) uses. The plans would need to be amended to GC (General Commercial), in order to consider the requested rezoning to C-3/NC-1.

ESTIMATED TRAFFIC IMPACT: Not required.

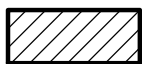
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/9/2018 and 10/23/2018. 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.



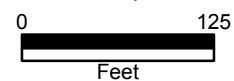
**9-G-18-RZ
REZONING**

From: R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Overlay)
 To: C-3 (General Commercial) / NC-1 (Neighborhood Conservation Overlay)



Petitioner: 191 IV Timberline Commons,
Venture LLC

Map No: 94
Jurisdiction: City



Original Print Date: 8/15/2018 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING **PLAN AMENDMENT**

Name of Applicant: 191 IV Timberline Commons Venture LLC

Date Filed: July 30, 2018

Meeting Date: September 13, 2018

Application Accepted by: *James Reed*

Fee Amount: \$1000

File Number: Rezoning 9-G-18-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 219 Twelfth Street

General Location: North of intersection of Twelfth Street and Highland Avenue

Parcel ID Number(s): 094LM019

Tract Size: 0.288 ac.

Existing Land Use: MF

Planning Sector: Central City

Growth Policy Plan: _____

Census Tract: 69

Traffic Zone: 61

Jurisdiction: City Council 1st District
 County Commission _____ District

Requested Change
REZONING

FROM: R-3/NC-1

TO: C-3/NC-1

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Use of property is not changing. City of Knoxville is requiring rezoning due to parking not being allowed in R-3. Requesting to allow existing parking to remain.

Density Proposed _____ Units/Acre

Previous Rezoning Requests: 11-C-99-RZ
From R-3 to R-3/H-1

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Andrew Stark

Company: 191 IV Timberline Commons, Venture LLC

Address: c/o Timberline Real Estate Ventures 555 Theodore Fremd Avenue, Suite B-302

City: Rye State: NY Zip: 10580

Telephone: (212) 257-4841

Fax: _____

E-mail: astark@timberlinerev.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Andrew Stark

Company: Timberline Commons, LLC

Address: 555 Theodore Fremd Avenue, Suite B-302

City: Rye State: NY Zip: 10580

Telephone: (212) 257-4841

Fax: _____

E-mail: astark@timberlinerev.com

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: *Andrew Stark*

PLEASE PRINT

Name: Andrew Stark

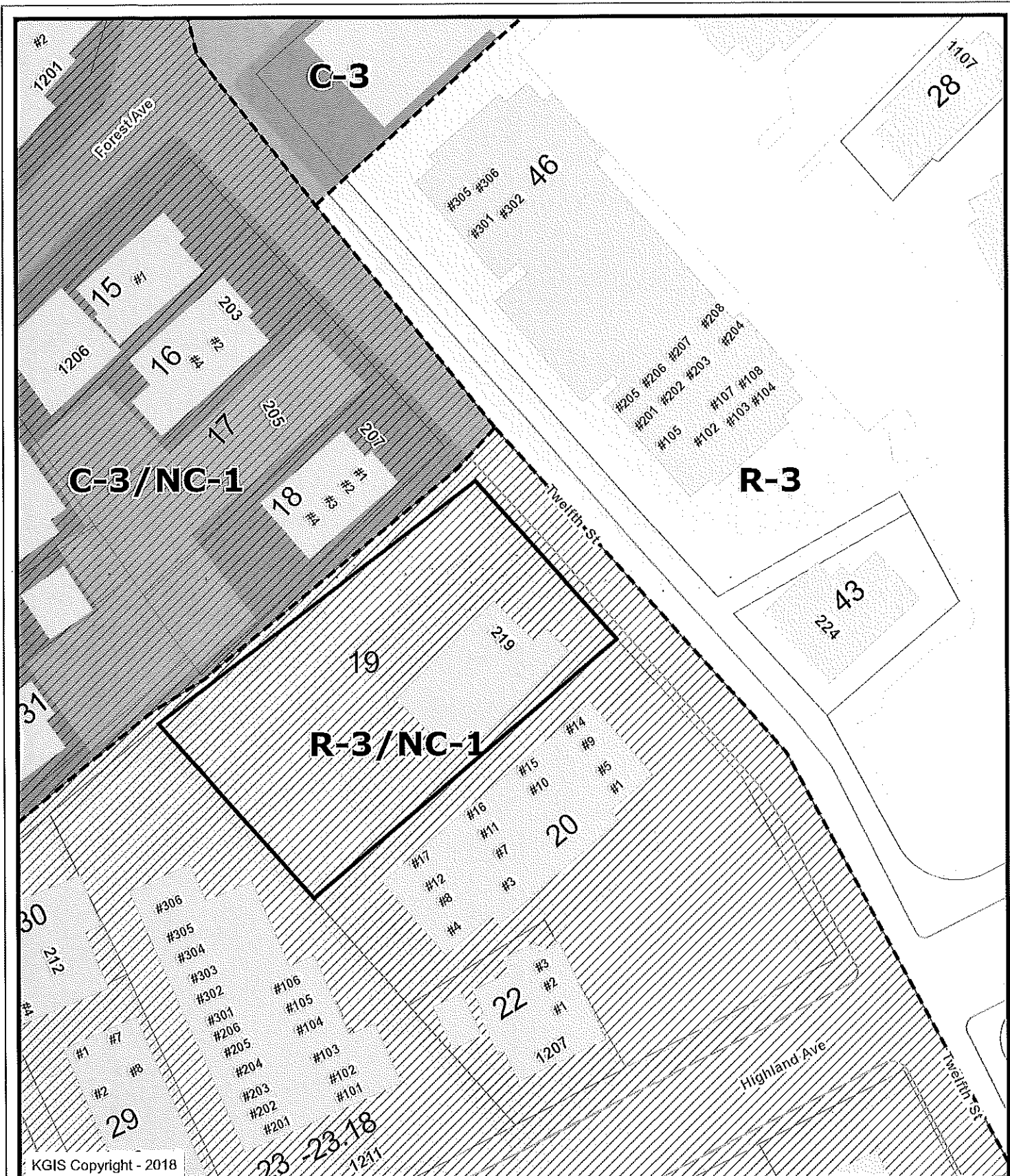
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Letter Portrait

Printed: 7/30/2018 at 11:20:23 AM



Knoxville - Knox County - KUB Geographic Information System

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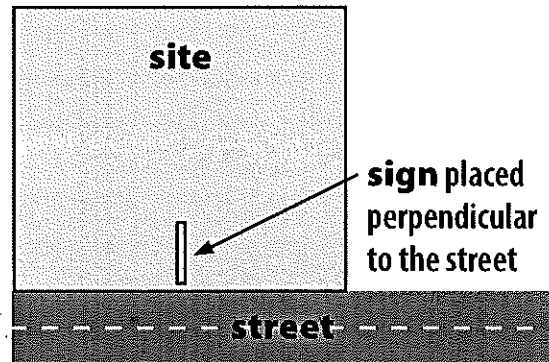
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

8/27 and 9/14/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Handwritten Signature]

Printed Name: DAN GRISSON

Phone: 670-8555 Email: agrissom@cahnon-cannon.com

Date: 7/30/18

MPC File Number: 9-G-18-RZ

9-G-18-RZ_PP_9-13-18

KNOXVILLE-KNOX COUNTY

M P C

METROPOLITAN
PLANNING
COMMISSION

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

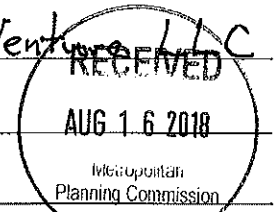
Request to Postpone • Table • Withdraw

Name of Applicant: 191 IV Timberline Commons Ventures LLC
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 9-G-18-RZ

Date Scheduled for MPC Review: 10/11/2018

Date Request Filed: 8-16-18 Request Accepted by: M. Brusseau



REQUEST

Postpone
Please postpone the above application(s) until:
10/11/2018
DATE OF FUTURE MPC PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request: One Year Plan required, can not be heard until October

Eligible for Fee Refund? Yes No
Amount: _____
Approved by: _____
Date: _____

PLEASE NOTE
Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

POSTPONEMENTS
Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS
Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS
Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:
Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: _____

PLEASE PRINT
Name: Andrew N. Stark
Address: 555 Theodore Fremd Ave, Suite B-302
City: Rye State: NY Zip: 10580
Telephone: 212.257.4841
Fax: _____
E-mail: astark@timberlinerev.com