

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT AND EAST CITY SECTOR PLAN AMENDMENT

**File Number:** 1-J-05-PA                      **Related File Number:** 1-N-05-RZ  
**Application Filed:** 12/15/2004                      **Date of Revision:**  
**Applicant:** SHARON BYRD  
**Owner:**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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### PROPERTY INFORMATION

**General Location:** Southeast side Valley View Dr., southwest side Washington Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 59 N C 008,101,102,103,002                      **Jurisdiction:** City  
**Size of Tract:** 21 acres  
**Accessibility:** Access is via Washington Pike, a minor arterial street with 22' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land, church and dwellings  
**Surrounding Land Use:**  
**Proposed Use:** Mixed use office, residential, retail and banking                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This vacant site is part of a retail/office development area that is occurring along Washington Pike within C-6 and O-1 zones.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services) & R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** TC-1 (Town Center)  
**Previous Requests:**  
**Extension of Zone:** No.  
**History of Zoning:** Property has been denied GC and various commercial zones in the last ten years

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) and Mixed Use (O/MDR)  
**Requested Plan Category:** Mixed Use (O/MDR/GC)

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE Sector Plan amendment to MU (Mixed Use) (Retail, Office, Residential), with residential and/or office providing a transition to west side of property  
APPROVE One Year Plan amendment to MU (Mixed Use) (O/MDR/GC)

Staff Recomm. (Full):

The applicant and her architect have furnished a detailed development proposal in compliance with the TC-1 (Town Center) rezoning application procedures and submitted the same to neighborhood representatives for their comments. An amendment to the East City Sector Plan has also been requested for consideration with this proposal.

Comments:

TC-1 zoning will allow the applicant to develop the property as shown on the attached concept plan, and in a manner agreeable with the neighborhood group. The staff have reviewed the design concept and found that it establishes a circulation pattern and mix of uses based on TC-1 principles that will provide a development appropriate for this site and compatible with the surrounding neighborhood.

### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Several commercial rezoning requests have been made for this site, resulting in significant opposition from the adjoining neighborhood which has feared an escalation of commercial development westward and the impacts of large scale retail uses next to their backyards. Town Center (TC-1) zoning has been sought to provide a mix of retail, office and residential uses with a transition of residential and/or office uses in the periphery to the west side of the property.
2. This zoning also allows for shared parking which offers the potential for a reduction in off-street parking, further reducing the impact on the neighborhood. TC zoning calls for a vertical mix of uses in the core area (retail at ground level and, in this proposal, office and/or residential on the second or third floors) and a minimum of 10 percent of the site to be devoted to open space.
3. The applicant is required to set the intensity of the proposed development at the time of rezoning; that information is on the attached conceptual plan, reflecting a two-story height limit in the peripheral area and a mix of two and three story structures in the core area.

### THE EFFECTS OF THE PROPOSAL

1. The maximum amount of square footage of retail and office space is depicted on the plan as is the number of residential units; MPC staff suggested that options be depicted on the plan to allow either office or residential uses, providing flexibility as more detailed planning is undertaken. The TC zoning requires use-on-review and the approval of a development plan with design guidelines, landscaping and open space plans, and a site plan outlining the buildings and their specific uses.
2. The applicant met with the Alice Bell/Spring Hill Neighborhood Association several times in refining the concept plan. It is MPC staff's understanding that the neighborhood strongly supports TC zoning and the concept plan.
3. There was some neighborhood concern about the greenway at the west edge of the property (whether it could be designed and buffered sufficiently to satisfy adjacent property owners); an alternative is noted on the conceptual plan, so that an equivalent amount of open space will be established elsewhere on the site should the greenway and trail not prove feasible in creating the development plan.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the amendments requested the TC-1 (Town Center) zoning will be consistent with the adopted plans.
2. The site is designated Urban Growth Area (Inside City) on the Knoxville-Knox County- Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 6/9/2005

**Details of MPC action:**

**Summary of MPC action:** APPROVE Mixed Use (O/MDR/GC)

**Date of MPC Approval:** 6/9/2005

**Date of Denial:**

**Postponements:** 2/10/2005-5/12/2005

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 7/5/2005

**Date of Legislative Action, Second Reading:** 7/19/2005

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**