

CASE SUMMARY

APPLICATION TYPE: REZONING

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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File Number: 1-J-17-RZ **Related File Number:**
Application Filed: 12/2/2016 **Date of Revision:**
Applicant: NET LEASE ALLIANCE, LLC

PROPERTY INFORMATION

General Location: North side Kingston Pike, south side West Town Way, east side Leonard Rogers St.
Other Parcel Info.:
Tax ID Number: 120 G B 010, 011 **Jurisdiction:** City
Size of Tract: 4.24 acres
Accessibility: Access is from West Town Way, an interstate frontage road that has varying number of lanes (1 - 2). The site also has frontage but currently no access to Kingston Pike, a major arterial with varying number of lanes (7 - 10) within 190' right of right way, and Lenard Rogers Street, a major collector with 86' of pavement within 144' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant hotel.
Surrounding Land Use:
Proposed Use: Commercial retail **Density:**
Sector Plan: West City **Sector Plan Designation:** MU-RC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Regional shopping district with West Town Mall to the south and various other retail and office uses on the south side of I-40. The West Hills residential neighborhood on the north side of the interstate.

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

Street: 7621 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-5 (Tourist Commercial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted.
Extension of Zone: Yes, from the west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): The requested C-3 zoning will allow the continued use of the existing hotel or redevelopment of the site for commercial or office uses. The proposal is consistent with the One Year Plan and sector plan proposals for the site.

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. This property is within a regional commercial shopping district, which includes West Town Mall to the south.
2. The current C-5 (tourist commercial) zoning limits the types of commercial uses to those most important for travelers, including hotels & resorts, restaurants, gas stations and souvenir shops.
3. There is an existing hotel on the site which has been vacant for several years. The area around West Town Mall continues to be a viable regional shopping district but tourist related services, such as hotels, have been locating in other parts of the city.

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

1. The C-3 district is for personal and business services and general retail business. Districts in this category are intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands. Regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
2. The subject site is within a regional commercial shopping district and meets the intent of encouraging infill commercial development within existing commercial areas.

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. Public water and sanitary sewer utilities are available in the area.
2. Access to the site will require TDOT driveway permits for all new vehicular access points. The existing access is on the north side of the property from West Town Way. TDOT has stated that any new driveways will be right-in/right-out but has not approved any new driveway locations at this time.
3. There are existing sidewalks on two sides of the block where the subject site is located, on the east side along Buckingham Drive and the south side along Kingston Pike. Any future redevelopment of the site should make a pedestrian connection to the existing sidewalk system.

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 West City Sector Plan and the One Year Plan recommend Regional Mixed Use Center (MU-RC) uses for the site. This mixed use district includes West Town Mall, the commercial properties along Morrell Road, and the adjacent properties on the north side of Kingston Pike and south of I-40.
2. The recommended uses and zoning of the Regional Commercial (RS) land use classification are

allowed to be considered in the MU-RC classification. The RS district allows consideration of the requested C-3 when it is used as infill within areas already zoned commercially.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended C-3 zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 1/12/2017

Details of Action:

Summary of Action: C-3 (General Commercial)

Date of Approval: 1/12/2017 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/14/2017 **Date of Legislative Action, Second Reading:** 2/28/2017

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:**