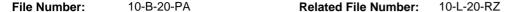
# **CASE SUMMARY**

#### APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT



**Application Filed:** 8/24/2020 **Date of Revision:** 

Applicant: BENJAMIN BENJAMIN C. MULLINS O/B/O HILLWOOD ENTERPRISES, LP



# PROPERTY INFORMATION

General Location: North of Mall Rd., encircled by Knoxville Center Dr. (pvt), southeast of Washington Pk., southwest of

Mill Rd.

Other Parcel Info.:

**Tax ID Number:** 59 026, 02603,02604 & 02605 **Jurisdiction:** City

Size of Tract: 77.5 acres

Accessibility: This site has frontage along two roads. N. Mall Road is a major collector that runs parallel to I-640 and

is located just to the north of the interstate. It is contained within the I-640 right-of-way, which varies widely in width depending on the measurment point but is always greater than 500 feet. N. Mall Road has a pavement width of approximately 24 feet. Millertown Pike is a minor arterial with a pavement width that varies from approximately 36 to 40 feet inside a right-of-way that varies from 64 to 75 feet.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Former site of Knoxville Center Mall, which now sits vacant

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: North City Sector Plan Designation: MU-RC (Regional Mixed Use Center)

Growth Policy Plan: Within City limits

**Neighborhood Context:** This is the former site of Knoxville Center Mall. The general area includes a mix of uses including

commercial, multifamily residential, office, and single family residential uses. I-640 is nearby to the

south.

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

**Street:** 3001 2915, 3027 & 2931 Knoxville Center Dr.

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: C-R (Regional Commercial) - 2

Former Zoning:

Requested Zoning: I-G (General Industrial)

Previous Requests: 7-E-17-RZ

Extension of Zone: No

History of Zoning: Part of parcel 059 026 was rezoned from SC-3 (Regional Shopping Center) to RP-2 (Planned

Residential) in 2017 (Case # 7-E-17-RZ); part of parcels 059 059 26 and 059 02603 were rezoned

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## PLAN INFORMATION (where applicable)

Current Plan Category: MU-RC (Regional Mixed Use Center)

Requested Plan Category: LI (Light Industrial)

# 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.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve the LI (Light Industrial) designation since it would allow redevelopment of a regionally

significant site and prevent blight.

Staff Recomm. (Full):

Comments:

A community meeting was recently held on September 23, 2020 between the applicant and the community. The main concerns of participating residents were the traffic and the noise that would be generated by the proposed warehouse and distribution center. The developer stated the facility could eventually become a 24-hour operation, and neighbors were concerned about noise from the tractor-trailer trucks arriving and departing the site. Other comments from the public-at-large participating via YouTube online were in regards to the traffic on Millertown Pike, which gets backed up with some degree of consistency.

Staff has the following recommendations for the next phase of this development, though they are not conditions to be attached to the rezoning or plan amendments. The following are considerations encouraged by Planning to be incorporated into the future development.

- 1. Truck traffic to the site should be from N. Mall Road to avoid creating additional congestion on Millertown Pike.
- 2. The development be laid out with the parking and vehicular travel areas as far from the residential areas as can be practically facilitated.
- 3. Sound walls, dense evergreen landscaping along shared property boundaries, berms, and other such mitigation measures be undertaken to buffer residences from noise and fumes.

#### ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

#### AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan that would warrant an amendment to the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

- 1. While there have been no changes to the development pattern of the area in terms of build-out or road patterns, the mall recently closed its doors in February 2020 and has been sitting vacant since then. Prior to that, this property had been in a steady state of decline for over a decade. Dillard's Department Store closed in May 2008, and the remaining anchor stores followed suit.
- 2. This site contains approximately 600,000 sq. ft. of vacant building square footage on a site comprising roughly 78 acres. The size of the site and its highly visible location could be considered a change of conditions due to the impact the vacancy has on the area.
- 3. This is a regionally significant site due to its size, location, and prominence, and it presents a unique situation and opportunity for the community.

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#### A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN

AMENDMENT:

1. No new information has become available revealing the need for a plan amendment.

Action: Approved Meeting Date: 10/8/2020

**Details of Action:** 

Summary of Action: Approve the LI (Light Industrial) designation since it would allow redevelopment of a regionally

significant site and prevent blight.

Date of Approval: 10/8/2020 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: 11/3/2020 Date of Legislative Action, Second Reading: 11/17/2020

Ordinance Number: Other Ordinance Number References: O-166-2020

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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