

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: 10-D-09-RZ **Related File Number:**
Application Filed: 8/20/2009 **Date of Revision:**
Applicant: HOLROB - CEDAR BLUFF, LLC

PROPERTY INFORMATION

General Location: North side Kingston Pike, east side N. Cedar Bluff Rd.
Other Parcel Info.:
Tax ID Number: 132 028 **Jurisdiction:** City
Size of Tract: 25 acres
Accessibility: Access is via Kingston Pike, a four lane major arterial street within 160' of right of way, or N. Cedar Bluff Rd., a four lane major arterial street within 125' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Mixed use commercial, office and residential **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area between Kingston Pike and I-40 and east of N. Cedar Bluff Rd. is developed with commercial and office uses under C-3, C-6 and PC-2 zoning.

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

Street: 124 N Cedar Bluff Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural) & R-2 (General Residential)
Former Zoning:
Requested Zoning: PC-1 (Retail and Office Park)
Previous Requests: None noted
Extension of Zone: Not an extension of PC-1 zoning, but the property is surrounded by other commercial zones
History of Zoning: None noted for this site

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:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE PC-1 (Retail and Office Park) zoning.

Staff Recomm. (Full):

PC-1 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of commercial zoning from the north, east and west. PC-1 will require use on review approval of a development plan by MPC prior to development of the land.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposed PC-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Because of the large size of the site and its prominent location at the intersection of two major arterial streets, a planned zoning district is preferred for the commercial development of this site. The proposed PC-1 zoning will require use on review approval of a development plan by MPC prior to any development of the land.
3. Both the One Year Plan and the sector plan propose commercial uses for the site, consistent with the proposed PC-1 zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The PC-1 zoning district is established to provide for the unified development of uses ranging from retail stores and services such as those found in neighborhood and community shopping centers to businesses and professional offices. In the interest of promoting orderly design and development, the district regulations emphasize rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping and the mitigation of adverse offsite impacts.
2. Based on the above general intent, this site is appropriate for PC-1 development. During the use on review process, the above issues can be addressed.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact on the street system would depend on the type of development proposed. The two major arterial streets on which the property fronts should have the capacity to support the additional trips that will be created by the development of the site. There is a traffic signal with extra turning lanes at the southwest corner of the site.
3. The proposal is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. Commercial zoning and uses are located to the north and east of the site.
4. The PC-1 zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for MPC and City Engineering staff to review the plan and address issues such as traffic circulation, layout, access, landscaping, drainage and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the proposed PC-1 zoning.
2. The One Year Plan proposes mixed uses, limited to medium density residential, office and general commercial uses, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 10/8/2009

Details of Action:

Summary of Action: PC-1 (Retail and Office Park)

Date of Approval: 10/8/2009

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: 11/3/2009

Date of Legislative Action, Second Reading: 11/17/2009

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: