CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-E-04-PA Related File Number: 10-K-04-RZ

Application Filed: 9/13/2004 **Date of Revision:**

Applicant: FORTRESS CORPORATION

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side Pellissippi Pkwy., south of Kingston Pike

Other Parcel Info.:

Tax ID Number: 131 147 OTHER: EASTERN 10.43 ACRES OF PARCEL, Jurisdiction: City

Size of Tract: 10.43 acres

Access is via a private drive through the Ft. Sanders West campus. The private drive is named E.B.

Copeland Blvd., and has 25' of pavement width. The north end of Pipkin Ln., a local street with 22' of pavement width within about 350' of I-140 right of way, is located just south of the site and could provide

additional access to the site.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Medical office development as part of Ft. Sanders West campus. Density:

Sector Plan: Southwest County Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Ft. Sanders West campus, accessed from Kingston Pike, is located to the north of the site and

developed under PC zoning. Residential development is located to the south and west, under A, A-1

and RP-1 zoning. The right of way of I-140 is located to the east.

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

Street: 441 Pipkin Ln

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning: PC-1 (Retail and Office Park)

Previous Requests: None noted

Extension of Zone: No, there is no property designated GC in the immediate area.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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Current Plan Category: OS (Open Space)

Requested Plan Category: GC (General Commercial)

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE O (Office) One Year Plan designation. (Applicant requested GC (General Commercial)).

Staff Recomm. (Full): The recommended office designation on the One Year Plan is a logical extension of the Southwest

County Sector Plan's office designation on property to the north, located in the County.

Comments:

MPC Action: Approved MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

For the applicant to be able to have PC-1 (Retail and Office Park) zoning, GC (General Commercial)

needs to be approved for the One Year Plan Amendment.

Date of MPC Approval: 10/14/2004 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: 11/9/2004 Date of Legislative Action, Second Reading: 11/23/2004

Ordinance Number: Other Ordinance Number References:

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

Modified

If "Other":

Amendments: Amendments:

GC General Commercial approved GC General Commercial approved

Date of Legislative Appeal: Effective Date of Ordinance:

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