

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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-F-10-PA **Related File Number:** 10-G-10-RZ
Application Filed: 8/30/2010 **Date of Revision:**
Applicant: NORTSHORE MARKET INVESTORS, LLC / MPC

PROPERTY INFORMATION

General Location: North side S. Northshore Dr., southwest side I-140
Other Parcel Info.:
Tax ID Number: 154 PORTION OF 098 OTHER: MAP ON FILE AT MPC **Jurisdiction:** City
Size of Tract: 35.31 acres
Accessibility: Access to the site is via S. Northshore Dr., a major arterial street with 2 lanes expanding to 4 lanes within 200-335' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial shopping center **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The surrounding area to the north and west of the site is being developed into a mix of uses under the TC-1 zoning district. This includes a future school. To the north and west are residential subdivisions, zoned RA and PR in the County. To the south is vacant land, floodway and an indoor storage facility, zoned A and OB. To the east is I-140 right-of-way, which includes the interchange with S. Northshore Dr.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: TC-1 (Town Center)
Former Zoning:
Requested Zoning: PC-1 (Retail and Office Park)
Previous Requests: Property zoned TC-1 in 2001 (4-Q-01-RZ).
Extension of Zone: No
History of Zoning: Property was rezoned TC-1 in 2001 (4-Q-01-RZ).

PLAN INFORMATION (where applicable)

In October of 2009, MPC staff examined several sections of the Town Center (TC-1) zoning district and concluded that greater flexibility should be imbedded in the code to allow a greater proportion of small-scale one story buildings, one-story grocery stores, and more flexibility to reduce parking and to provide a means for alternative compliance, allowing greater flexibility in layout and design. The amendments would have also required a phasing plan. The amendments were approved by MPC on October 8, 2009 (5-A-09-OA); City Council ultimately took no action, leaving the original TC-1 zoning in place. A workshop was held near Northshore Town Center regarding the changes; roughly 70 citizens came out to hear about the changes and generally supported them.

Action: Approved **Meeting Date:** 10/14/2010
Details of Action:
Summary of Action: MU (Mixed Use) (Commercial, Office, Residential, and Civic, using planned development zone districts)
Date of Approval: 10/14/2010 **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: 11/16/2010 **Date of Legislative Action, Second Reading:** 11/30/2010
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:**