# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 10-F-10-PA Related File Number: 10-G-10-RZ

**Application Filed:** 8/30/2010 **Date of Revision:** 

Applicant: NORTHSHORE MARKET INVESTORS, LLC / MPC



Suite 403 • City County Building 4 0 0 Main Street 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: 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)

12/6/2010 03:02 PM Page 1 of 3

**Current Plan Category:** MU (Mixed Use) (TND-1 - Traditional Neighborhood Development)

Requested Plan Category: GC (General Commercial)

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Approved: 0 No. of Lots Proposed:

Variances Requested:

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### MPC ACTION AND DISPOSITION

Michael Brusseau Planner In Charge:

RECOMMEND that City Council APPROVE MU (Mixed Uses) (Commercial, Office, Residential, and Staff Recomm. (Abbr.):

Civic, using planned development zone districts) One Year Plan classification

Staff supports the One Year Plan change on this portion of the site. A regional commercial center is Staff Recomm. (Full):

> appropriate along the I-140 corridor adjacent to the S. Northshore interchange. The current Mixed Use designation, limited to TND-1 zoning may have been a mapping error that occurred at the time the site was rezoned to TC-1. The sector plan calls for mixed uses, which allows for consideration of TC-1,

TND-1 or other planned zones. Approval of this request would bring the One Year Plan into

consistency with the Southwest County Sector Plan.

ONE YEAR PLAN REQUIREMENTS: Comments:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

**NEW ROAD OR UTILITY IMPROVEMENTS:** 

A new slip ramp will provide direct access from I-140 (Pellissippi Parkway) to the proposed site. Traffic southbound on I-140 will be able to get to the site without going through the I-140/Northshore Drive interchange.

ERROR OR OMISSION IN CURRENT PLAN:

The Southwest County Sector Plan recognizes the overall site as appropriate for mixed uses, including TC-1, TND-1 or other planned zoning districts. The current One Year Plan designation restricts the subject property to TND-1 zoning only, which is an error. Approval of this request will make the two plans consistent in their proposals.

CHANGES IN GOVERNMENT POLICY:

Mixed uses are supported in this area on the sector plan. Staff generally prefers that large sites be developed under planned zoning districts, allowing a plan review by staff and allowing for public opinion on the matter. Approval of this request will insure that when the property is developed, it will be done under a planned zoning district.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

This site has been designated for town center development for some time now, so the change in these trends has already occurred. Town center development includes allowance for commercial.

#### **BACKGROUND:**

The Southwest County Sector Plan and zoning was amended in May of 2001 to allow mixed use development and the Northshore Town Center on this 100+ acre site. The site was the Sterchi Farm, an area previously proposed for low density residential uses. Because of concerns by area interests about large scale development on the edge of their neighborhoods and within their community, a meeting was held at a local elementary school with over 100 residents in attendance. After hearing Bob Sterchi's/Ross Fowler's proposal for a traditional neighborhood and mixed use commercial-officeresidential core, most interests felt comfortable with the possible changes.

The plans were modified in late 2004 via revised concept and development plans prepared for the second owner, Doran and Company (12-J-04-UR/12-SF-04-C). While the proportion of uses remained the same (residential, open space, mixed uses), the layout was changed and development standards were added; they were approved by MPC on 12/9/2004. These changes were made following two backto-back community meetings attended by several hundred area residents. Following approval, the first component of the residential development (Beau Monde) was initiated. On 8/11/2005, the southwest quadrant of what is now Northshore Center was added and a development plan was approved (8-H-05-UR/8-SF-05-C). That mixed use development was started in 2008.

12/6/2010 03:02 PM Page 2 of 3 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

12/6/2010 03:02 PM Page 3 of 3