

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT  
ONE YEAR PLAN AMENDMENT



**File Number:** 10-F-21-PA      **Related File Number:** 10-M-21-RZ  
**Application Filed:** 8/30/2021      **Date of Revision:**  
**Applicant:** PELLISSIPPI SOUTH, LLC

## PROPERTY INFORMATION

**General Location:** South side of S Northshore Drive across from Kroger Park Drive, east of I-140 interchange  
**Other Parcel Info.:**  
**Tax ID Number:** 154 11003 (PART OF) & OTHER: 11008 (PART OF)      **Jurisdiction:** City  
**Size of Tract:** 1.5 acres  
**Accessibility:** Access is off of Lakeside Centre Way, a private road with a 30-ft pavement width inside a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Shown as office on KGIS, but is undeveloped land off of a parking lot  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Sector Plan:** Southwest County      **Sector Plan Designation:** O (Office) & SP (Stream Protection Areas)  
**Growth Policy Plan:** N/A (Within City limits)  
**Neighborhood Context:** This property is located behind a row of commercial businesses fronting S Northshore Drive near Sinking Creek. It is adjacent to a large office building and parking lot. Two ponds in the stream protection area lie nearby to the south between the property and I-140.

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

**Street:** 2095 & 2160 Lakeside Centre Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** OP (Office Park)  
**Former Zoning:**  
**Requested Zoning:** C-H-2 (Highway Commercial)  
**Previous Requests:**  
**Extension of Zone:** Yes, C-H-2 is adjacent to the west  
**History of Zoning:** Property was zoned C-6 upon its annexation in 1988 (Case 6-H-88-RZ)

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office) & SP (Stream Protection Areas)

Requested Plan Category: GC (General Commercial) & SP (Stream Protection Areas)

### **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 One Year Plan amendment to the GC (General Commercial) and SP (Stream Protection) land use classification because it is a minor extension of that land use class.

Staff Recomm. (Full):

Comments: The applicant is requesting to rezone a portion of the property to the C-H-1 zone. The remainder of the property that lies to the east is a large office building and parking lot.

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 amending 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. Northshore Town Center has developed to the west of I-140, bringing with it new residential dwellings and a variety of commercial uses.

2. Demand for office parks has declined in recent years. The location of this property and its proximity to residential development along S Northshore Drive and along Ebenezer Road make it a viable property for commercial zoning.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a 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 to reveal the need for a plan amendment.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the GC (General Commercial) and SP (Stream Protection) land use classification because it is a minor extension of that land use class.

Date of Approval: 10/14/2021

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: 11/16/2021

Date of Legislative Action, Second Reading: 11/30/2021

Ordinance Number:

Other Ordinance Number References: O-148-2021

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**