

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

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

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

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:

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:

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:
History of Zoning:

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 zoning for the portion of the tract described in the attached map, subject to the following conditions:

Staff Recomm. (Full):

PC-1 zoning is consistent with the current sector plan, which calls for a mix of uses within the site, and proposed amended one-year plan and can assure that development, with the required development plan approval, is planned in a manner that is compatible with the development plan and standards previously approved with the TC-1 zoning and integrated into a consistent overall design theme for the development.

Comments:

1. Development plans shall provide a street and pedestrian circulation network that is consistent with the principles and features established in the Development Plan and Standards for Northshore, i.e. it is highly connected internally and to the street and pedestrian circulation network of the adjacent development and adequately provides for pedestrian safety and comfort.
2. Development plans shall provide a system of dedicated open space that is consistent with the Development Plan and Standards for Northshore, i.e. it provides adequate connection to the open space system of the adjacent development and is integrated with the lake and its adjacent development.
3. Development plans shall provide on-street parking to the maximum extent possible along the street circulation network, recognizing the constraints imposed by the proposed slip ramp from Pellissippi Parkway and established street design and safety principles.
4. Development plans shall provide off-street parking areas designed so as to minimize the visual impact from the street circulation network through location of buildings and landscaping that recognizes the principles in the Development Plan and Standards for Northshore.
5. Development plans shall incorporate design, intensity and mix of land uses for the harmonious integration of development that serves regional, community and neighborhood markets and provide design elements and features that are complementary to development within the adjacent TC-1 zone district.

COMMENTS:

The applicant has requested that a portion of Northshore Town Center site be rezoned from TC-1 to PC-1, leaving the majority of the site as TC-1 and the property closest to I-140 (Pellissippi Parkway) and its interchange with Northshore Drive proposed as PC-1 zoning. The applicant indicates that the economics of today's market dictate that the site provide stores and shops that serve regional, community and neighborhood markets. The applicant proposes to locate a large, single story, regionally-oriented retailer with up to 140,000 square feet of floor area (and its required parking) and a mid-sized, single story, community-oriented grocery store with up to 50,000 square feet of floor area (and its required parking) within the area proposed for PC-1 zoning. The proposed rezoning will maintain TC-1 zoning around the existing lake (which is viewed as the potential heart of the development) and adjacent to existing residential development to the west and the Beau Monde residential neighborhood within the site to the north.

The development of regional and community oriented commercial land uses, with larger buildings and parking areas, within the proposed PC-1 zone district will allow these retailers maximum exposure and easy access from Interstate 140 (Pellissippi Parkway) and easy access from Northshore Drive without going through the remainder of the development, which will remain zoned as TC-1. In addition, this location utilizes the remaining TC-1 zone district as a buffer from adjacent residential development and maintains the opportunity for shoppers using the regional highway system to park and walk to the remainder of the town center development, further strengthening its chance for success. This sort of hybrid model of town center and diverse market commercial activity can provide economic synergy.

The proposed conditions will help assure that many important principles of the approved TC-1 development plan and standards are reflected in any future development approved in the PC-1 zone and help provide integrated overall design elements and features to make the PC-1 area complement the Town Center concept.

With development plan approval, details regarding building design and materials, parking lot layout, vehicular circulation plans, landscaping plans, lighting plans, sign plans and phasing plans will be required.

Action: Approved **Meeting Date:** 10/14/2010

- Details of Action:**
1. Development plans shall provide a street and pedestrian circulation network that is consistent with the principles and features established in the Development Plan and Standards for Northshore, i.e. it is highly connected internally and to the street and pedestrian circulation network of the adjacent development and adequately provides for pedestrian safety and comfort.
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 5. Development plans shall incorporate design, intensity and mix of land uses for the harmonious integration of development that serves regional, community and neighborhood markets and provide design elements and features that are complementary to development within the adjacent TC-1 zone district.

PC-1 zoning is consistent with the current sector plan, which calls for a mix of uses within the site, and proposed amended one-year plan and can assure that development, with the required development plan approval, is planned in a manner that is compatible with the development plan and standards previously approved with the TC-1 zoning and integrated into a consistent overall design theme for the development.

Summary of Action: PC-1 (Retail and Office Park) subject to 5 conditions

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:**