

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

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File Number: 10-K-04-RZ **Related File Number:** 10-E-04-PA
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: FORTRESS CORPORATION
Owner:

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
Accessibility:

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:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 PC-1 (Retail & Office Park) zoning.

Staff Recomm. (Full): PC-1 is a logical extension of the County's similar PC zoning from the north. The proposed office/medical and related uses will keep the development consistent with the one year plan and will protect the adjacent residential uses from higher impact commercial uses. The PC-1 zone requires use on review approval of a site plan prior to development, which will give staff the discretion to recommend denial of any proposed uses not consistent with the office one year plan designation or associated with the proposed medical office development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PC-1 zoning allows the medical office development, as proposed by the applicant, in a similar planned commercial zoning district as that under which the existing Ft. Sanders West campus to the north was developed.
2. PC-1 is a logical extension of similar zoning from the north. The proposed office/medical and related uses will protect the adjacent residential uses from higher impact commercial uses.
3. The PC-1 zoning will require MPC use on review approval of development plans, prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, buffers, landscaping and other development concerns can be addressed. Although they may be considered under the PC-1 zoning, no general retail uses may be proposed for this property in the future. Only uses consistent with the office One Year Plan designation will be acceptable. Proposed uses may include retail or service uses only when they directly serve or are auxiliary to the needs of the employees or customers of the medical office development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have no impact on schools. With access only to Kingston Pike, additional traffic will be added to the red light at the entrance to Ft. Sanders West at Kingston Pike. To allow for improved traffic flow and additional access to the Ft. Sanders facilities, and to provide better overall street connectivity, it may be desirable to open up the private drive through Ft. Sanders West and connect it to Pipkin Ln. to the south. Pipkin Ln. connects with Fox Rd., which would provide an alternative for vehicles coming from the south and east to get to Ft. Sanders West without having to first get on Kingston Pike. The applicant is expected to work with MPC staff during the use on review process to evaluate the possibility of connecting Pipkin Ln. to Ft. Sanders West through this subject property.
3. The potential impact on the adjacent residential development to the south will be minimized through the use on review process required under PC-1 zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended O (Office) One Year Plan designation, the recommended PC-1 zoning, limited to office, medical and related uses, is consistent with the One Year Plan.
2. The Southwest County Sector Plan proposes low density residential uses for this site.
3. The site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. If approved, this proposal could lead to future one year plan, sector plan and rezoning requests for further extensions of the Ft. Sanders West campus or other similar uses to the south of the site, especially if the campus is connected to Pipkin Ln.

Upon final approval of the rezoning to PC, the developer will be required to submit a development plan for use on review approval by MPC prior to the property's development. The plan will show the proposed buildings, parking, landscaping and other pertinent features. Grading and drainage plans

may also be required at this stage, if deemed necessary by the Knoxville Department of Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE PC-1 (Retail and Office Park)

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

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: