# **CASE SUMMARY**

## APPLICATION TYPE: REZONING

#### SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 10-M-21-RZ Related File Number: 10-F-21-PA

Application Filed: 8/19/2021 Date of Revision:

Applicant: PELLISSIPPI SOUTH LLC



#### PROPERTY INFORMATION

General Location: South side of S. Northshore Drive, east of Falling Waters Road, northeast of I-140

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)

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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 C-H-2 (Highway Commercial) zoning because it is a minor extension of that zoning and is

consistent with the General Plan.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:

- 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.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The C-H (Highway Commercial) District is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The C-H District regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses.
- 2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. C-H-2 zoning is predominant along S Northshore Drive in this area, so the requested zoning is in character with the surrounding zoning.
- 2. No adverse effects are expected from additional C-H zoning on this property since adjacent properties to the east are zoned OP (Office Park) and have large office buildings surrounded by parking and there are no residential properties in the immediate vicinity.
- 3. The property has access via Lakeside Centre Way off of S Northshore Drive, so traffic would not be routed through side streets to reach this development. There is already a traffic signal present at this intersection. Sidewalks are on the other side of S Northshore Drive.
- 4. This portion of the property is not in a FEMA flood zone, though it is close to two ponds and a 100-year floodplain with slopes running down to those ponds. This is something the developer will need to be aware of for grading purposes, but no additional regulations would apply.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The proposed amendment to the Southwest County Sector Plan amending this parcel to the GC (General Commercial) designation would support C-H-2 zoning.
- 2. The GC land use is prevalent in the area and is nearby to the west and north across the private right-of-way. Amending the sector plan designation of this part of the parcel is in character with the

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surrounding land use classes and existing development.

Action: Approved Meeting Date: 10/14/2021

**Details of Action:** 

Summary of Action: Approve C-H-2 (General Commercial) zoning because it is a minor extension of that zoning and is

consistent with the General Plan.

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-149-2021

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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