

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)

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Withdrawn prior to publication?: **Action Appealed?:**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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: