

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-O-06-RZ **Related File Number:** 10-G-06-PA
Application Filed: 9/8/2006 **Date of Revision:**
Applicant: SHARON AND HAROLD BYRD
Owner:

PROPERTY INFORMATION

General Location: Southside Valley View Dr., southwest side Washington Pike
Other Parcel Info.:
Tax ID Number: 59 N C 001, 00101, 00102, 00103 **OTHER:** 059NC002, 00 **Jurisdiction:** City
Size of Tract: 22 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Retail, office and residential **Density:**
Sector Plan: East City **Sector Plan Designation:**
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) and O-1 (Office Medical and Related Services)
Previous Requests: Property was zoned
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE O-1 (Office Medical and Related Services) District for the western 200 feet of the site and PC-1 (Retail and Office Park) District for the remainder of the site.

Staff Recomm. (Full): O-1 and PC-1 zones with the conceptual site plan and use limitations agreed to by the applicant (see attached letter and site plan) will continue to provide adequate protection to the neighborhood to ensure that the site develops according to the site plan submitted by the applicants, while freeing them from the TC-1 District requirements that made this small site's development under that zone difficult. The sector plan and One Year Plan show this site for mixed uses.

Comments: PC-1 zoning will allow the applicant to develop the property as shown on the attached concept plan, and in a manner agreeable with the neighborhood group. The applicant submitted a design concept in support of their application that they believe establishes a circulation pattern and mix of uses based on O-1 and PC-1 zoning principles that will provide a development appropriate for this site and compatible with the surrounding neighborhood.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The applicant has been working with potential developers under the TC-1 zone for the past year without success because of the two story building requirement and the small size of the development for TC-1 uses. Prior to the current TC-1 rezoning, several commercial rezoning requests were sought for this site, resulting in significant opposition from the adjoining neighborhood which has feared an extension of commercial development westward and the impacts of large scale retail uses next to their residential backyards. A combination of O-1 and PC-1 zoning is now sought to provide a mix of retail, office and residential uses with a transition of residential and/or office uses in the periphery to the west side of the property.
2. This O-1 , PC-1 rezoning ensures that only office or residential uses will occur along the western 200' of the site and also allows public participation in the development proposal for the PC-1 zoned portion of the site through the required use on review process.

THE EFFECTS OF THE PROPOSAL

1. The applicant has submitted the attached site plan showing the retail and residential/office space in support of their requested rezoning. MPC staff suggested that options be depicted on the plan to allow either office or residential uses, providing flexibility as more detailed planning is undertaken. The PC-1 zoning requires use-on-review approval of a development plan with design guidelines, landscaping and open space plans, and a site plan outlining the buildings and their specific uses.
2. The applicant and staff met with the Alice Bell/Spring Hill Neighborhood Association 10/9/2006 to review a conceptual development plan in support of O-1 and PC-1 rezoning of the site and the neighborhood group voted to support O-1/PC-1 rezoning and the conceptual development plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the One Year Plan amendment requested, the PC-1 (Retail and Office Park) zoning will be consistent with the adopted plans.
2. The site is designated Urban Growth Area (Inside City) on the Knoxville-Knox County- Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 11/9/2006

Details of MPC action:

Summary of MPC action: PC-1 (Retail and Office Park) and O-1 (Office Medical and Related Services)

Date of MPC Approval: 11/9/2006

Date of Denial:

Postponements: 10/12/2006

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/5/2006

Date of Legislative Action, Second Reading: 12/19/2006

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: