

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: 12-M-07-RZ **Related File Number:**
Application Filed: 11/2/2007 **Date of Revision:**
Applicant: NORTSHORE COMMONS, LLC

PROPERTY INFORMATION

General Location: North end B Dr., northeast of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 121 G C 001 AND 025 **OTHER:** PORTION ZONED R-1 & **Jurisdiction:** City
Size of Tract: 3 acres
Accessibility: Access is via S. Northshore Dr., a five lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Office park **Density:**
Sector Plan: West City **Sector Plan Designation:** Low Density Residential and Slope Protection Area
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This undeveloped site is adjacent to S. Northshore Dr., Fourth Creek, retail businesses and established residential uses to the south and east that are zoned R-1, R-2, F-1, C-3 or C-4.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 610 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential), O-1 (Office, Medical & Related Services) and F-1 (Floodway)
Former Zoning:
Requested Zoning: O-3 (Office Park) and F-1 (Floodway)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Part of site was zoned O-1 in 2004 (10-C-04-RZ)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O-3 (Office Park) and F-1 (Floodway) zoning

Staff Recomm. (Full):

O-3 zoning for these two properties will put all the site under O-3 zoning and allow its development under the same zoning requirements, which are appropriate for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. O-3 zoning would allow the applicant's proposed development of office uses on the property, consistent with the sector plan.
- 2. The access to S. Northshore Dr, a five lane facility can support office development of this site.
- 3. The O-3 zoning district allows a limited variety of uses and is intended for development of areas close to established residential neighborhoods such as this location.

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. The impact on S. Northshore Dr., a major arterial street with a high traffic volume, should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The West City sector plan proposes low density residential use for this site, conflicting with the proposal.
- 2. The City of Knoxville One Year Plan's current office designation for the property should be maintained.
- 3. Approved of this proposal is not expected to lead to additional rezoning requests on other properties in this area.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

O-3 (Office Park) and F-1 (Floodway)

Date of MPC Approval:

12/13/2007

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:

1/15/2008

Date of Legislative Action, Second Reading: 1/28/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Agreed committed to extensive landscaping & shielded lighting

Date of Legislative Appeal:

Effective Date of Ordinance: