

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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: 3-C-11-UR Related File Number:
Application Filed: 1/24/2011 Date of Revision:
Applicant: NORTSHORE MARKET INVESTORS, LLC

PROPERTY INFORMATION

General Location: North side of S. Northshore Dr., west side of I-140 (Pellissippi Pkwy)
Other Parcel Info.:
Tax ID Number: 154 PT. OF 098.01 Jurisdiction: City
Size of Tract: 35.31 acres
Accessibility: Access to the site is via S. Northshore Dr., a major arterial street with 2 lanes expanding to 4 lanes within 200-335' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial shopping center / Master Sign Plan Density:
Sector Plan: Southwest County Sector Plan Designation: Mixed use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The surrounding area to the north and west of the site is being developed into a mix of uses under the TC-1 zoning district. This includes a future school. To the north and west are residential subdivisions, zoned RA and PR in the County. To the south is vacant land, floodway and an indoor storage facility, zoned A and OB. To the east is I-140 right-of-way, which includes the interchange with S. Northshore Dr.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (k) (Retail and Office Park)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned PC-1 (Retail and Office Park) District on 11/30/2010 (10-G-10-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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a retail commercial development containing up to 213,000 square feet of floor space and the master sign plan as shown on the site plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance or obtaining the necessary variances
2. Meeting all applicable requirements of Knoxville City Arborist
3. Provision of landscaping that meets the requirements of the PC-1 District regulations. Installation of all landscaping shown on the development plan within six months of the issuance of occupancy permits for this project.
4. All driveway construction to be in conformance with the City of Knoxville Zoning Ordinance and the City's access control policy
5. Development on all out parcels shown on this plan will require a separate use on review approval

With the conditions noted, this plan meets the requirements for approval in the PC-1 District, and the other criteria for approval of a use on review

Comments:

The applicants has submitted a development plan for a portion of the 64.38 acre site. The plan envisions the development of approximately 213,000 square feet of retail space on this portion of the property. The area subject to this use on review request was recently rezoned to PC-1 (Retail and Office Park) District. The remainder of the property that is controlled by this applicant is zoned TC-1 (Town Center) District. MPC is not considering any plans for that portion of the site at this time. In addition to the development plan, this use on review request will address the proposed master sign plan. The applicant has also submitted a concept subdivision plan (3-SB-11-C) for consideration by MPC. The applicants have submitted the concept subdivision plan for a 64.38 acre site. The plan is to divide the property into 8 lots. Lots 1-6 are zoned PC-1 (Retail and Office Park) District. Lots 7 and 8 are zone TC-1 (Town Center) District. Due to the size of the project, a traffic impact study was prepared which addresses the traffic issues typically associated with this type of development.

The site has been the subject of MPC review in the past. An overall conceptual plan was approved in 2005 for this site at the time it was being considered for TC-1 (Town Center) zoning. At that time the project was proposed to be a large scale mixed use development consisting of retail, office and mixed residential uses. To date, with the exception of some residential development, the project has not moved forward. The site has now had a change in ownership. The new owners have gotten part of the site rezoned to PC-1 (Retail and Office Park) District. It is their intention to continue the mixed use concept for the property, but with larger retail anchors than could be permitted under the previous zoning.

The master sign plan calls for three development directory signs and a series of way-finding signs. Additionally, the plans depict the general size and location of the proposed building mounted signs.

This is the first phase of what will be a large scale mixed use development. Upon completion the total project will contain retail, office and residential uses. It is the intent of the developers to keep the town center feel for this project. They are including a pedestrian system that will connect the entire project together. Phase 2 of the project will cluster development around the lake with uses that are smaller in scale and pedestrian friendly. The large retailers that are depicted in this request are to serve as traffic generators that will make the smaller shop development successful.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. The traffic impact study calls for a number of road improvements that will be needed as this project moves forward.
3. The proposed development will be compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning district, as well as all other criteria for approval of a use on review.
2. The proposed commercial development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes mixed use for the site, while the City of Knoxville One Year Plan proposes general commercial and mixed use. The proposed facility is consistent with both plans.

Action: Approved **Meeting Date:** 3/10/2011

- Details of Action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance or obtaining the necessary variances
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Summary of Action: APPROVE the request for a retail commercial development containing up to 213,000 square feet of floor space and the master sign plan as shown on the site plan subject to 5 conditions

Date of Approval: 3/10/2011 **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: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**