CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:3-C-13-URRelated File Number:Application Filed:1/28/2013Date of Revision:Applicant:JOHNSON ARCHITECTURE

PROPERTY INFORMATION

General Location:	West side of Willow Loop Wy., north side of S. Northshore Dr.				
Other Parcel Info.:					
Tax ID Number:	154 09401	Jurisdiction:	City		
Size of Tract:	26000 square feet				
Accessibility:	Access is via Willow Loop Wy., a private street within the Northshore Town Center development				

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land			
Surrounding Land Use:				
Proposed Use:	Medical office			Density:
Sector Plan:	Southwest County	Sector Plan Designation:	MU (Mixed Use)	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)			
Neighborhood Context:	The site is located within the Northshore Town Center development. Other uses in the area include a liquor store, restaurant and offices and detached dwellings to the west and south of the site.			

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

TC-1 (Town Center)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The property was zoned TC-1and a concept subdivision plan was approved in 2005

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.:

	М	PC ACTION AND DISPOS	SITION			
Planner In Charge:	Dan Kelly					
Staff Recomm. (Abbr.):	proposed use is	APPROVE the request for up to 4,107 sq. ft. of professional office space as shown because the proposed use is compatible with the general principles of the TC-1 zone and the approved development plan (8-H-05-UR) subject to 4 conditions				
Staff Recomm. (Full):	 Meeting all a Connection to Health Dept. Installation or 	 Meeting all applicable requirements of the Knoxville Zoning Ordinance Meeting all applicable requirements of the Knoxville Engineering Dept. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept. Installation of landscaping as shown on the site plan within six months of the issuance of occupancy permits for this project 				
Comments:	business and per TC-1 zone to rea promote an effic property to TC-1 considered by th the most intense "peripheral area development is limited based up considerations of The site in ques that rezoning pro- site as being loc and office uses. added a sidewa TC-1 zoned area and to serve as development. B	The creation of pedestrian oriented, mixed use urban developments that provide for shopping, business and personal services and housing is a goal of the TC-1 zoning. Additionally, it is goal of the TC-1 zone to reduce the reliance on the use of the automobile by making the develop compact and to promote an efficient use of the land. As part of the process to change the zoning of a piece of property to TC-1 (Town Center) a conceptual development plan is presented at the time the rezoning is considered by the MPC and legislative body. The development plan indentifies the "core area" where the most intense development would be expected to take place. Secondly, the plan will identify the "peripheral area" which is the area surrounding the core where the type of uses and the intensity of development is expected to change. The intensity of use in the core and the peripheral areas may be limited based upon adopted plans, surrounding land use, transportation impacts and environmental considerations or any other factor that the MPC finds to be relevant. The site in question is part of an 11.9 acre site that was zoned TC-1 (Town Center) in 2005. As part of that rezoning process, a conceptual development plan was presented that showed this portion of the site as being located in the core area. The plan as presented shows this portion of the site for retail and office uses. In order to comply with the previously approved development plan, the applicant has added a sidewalk that will serve to link this site with the anticipated future development in the larger TC-1 zoned area. It will be constructed to serve the immediate needs of the customers of this project and to serve as a public sidewalk which will link this project with the existing and proposed surrounding development. By constructing the sidewalk as shown, future tenants within the larger development will be able to use the sidewalks to connect between the various businesses and any future residential				
Action:	Approved		Meeting Date:	3/14/2013		
Details of Action:						
Summary of Action:	APPROVE the request for up to 4,107 sq. ft. of professional office space as shown because the proposed use is compatible with the general principles of the TC-1 zone and the approved development plan (8-H-05-UR) subject to 4 conditions					
Date of Approval:	3/14/2013	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, Second Reading:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: