CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-J-01-RZ Related File Number: 4-F-01-PA

Application Filed: 3/13/2001 Date of Revision:

Applicant: HOLROB INVESTMENTS

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest side Washington Pike, south side Valley View Dr.

Other Parcel Info.:

Tax ID Number: 59 N C 1,1.01,1.02,2,3,4,8,12,13 OTHER: 14,15,16,17,18, **Jurisdiction:** City

Size of Tract: 22 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Church, residences and vacant land

Surrounding Land Use:

Proposed Use: Shopping center 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: O-1 (Office, Medical, and Related Services) & R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park)

Previous Requests: Property was denied GC and C-6 in 1999.

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: KP

Staff Recomm. (Abbr.): DENY C-6 General Commercial Park zoning, based on the One Year Plan recommendation for denial.

Staff Recomm. (Full): The existing O-1 zoning and the mixed use plan proposal for either office or medium density residential

use for most of the property should be maintained, given the subject property's proximity to residential

uses to the west and north.

Comments: This application is similar to previous requests to rezone the subject property for commercial

development. All of these requests have been denied. Washington Pike serves as a boundary between the residential Alice Bell community and regional commercial development associated with Knoxville Center. The current One Year Plan and Sector Plan designations that call for most of the subject property to be developed with either office or medium density residential uses is a sound land use policy in that an appropriate land use transition is maintained between commercial development to the east and residential development to the west. Commercial development of the site's approximately 28 acres will increase traffic and turning movements on Washington Pike and Valley View Drive, both of which are experiencing congestion at peak periods. Office uses would also increase traffic movements,

but not to the level of commercial development.

Office uses are still a desirable transition use for the subject property, between intensive commercial uses and residential development. Parts of the area west of Washington Pike have been approved for

office development.

The MPC staff will be conducting an update review of the East City Sector Plan over the next several months. If there is any community support for the consideration of commercial development on all or part of this site, then these requests should be postponed until the staff has had the opportunity to complete the update process and review alternative land use proposals with the general public.

MPC Action: Denied MPC Meeting Date: 5/10/2001

Details of MPC action:

Summary of MPC action: DENY C-6 (General Commercial Park)

Date of MPC Approval: Date of Denial: 5/10/2001 Postponements: 4/12/01

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: 5/25/2001

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 6/26/2001 Date of Legislative Action, Second Reading: 7/10/2001

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Postponed Disposition of Case, Second Reading: Denied

If "Other": Postponed 6/26/01 If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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