

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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: 5-A-18-OA **Related File Number:**
Application Filed: 3/19/2018 **Date of Revision:**
Applicant: SIMON PROPERTY GROUP, INC RODERICK VOSPER

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 **Jurisdiction:**
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Amendment to the City of Knoxville Zoning Ordinance to allow certain uses in the SC-3 (Regional Shopping Center) district.

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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.: Amendment to the City of Knoxville Zoning Ordinance to allow certain uses in the SC-3 (Regional Shopping Center) district.

MPC ACTION AND DISPOSITION**Planner In Charge:** Gerald Green**Staff Recomm. (Abbr.):** Approve the amendment**Staff Recomm. (Full):** Approve the proposed amendments.

Comments: With the challenges confronting traditional retail businesses, Simon Property Group, owners of West Town Mall, is investigating options for maintaining the viability of the mall. In formulating plans for redevelopment of the mall and use of spaces being vacated by current tenants, the owners identified uses not permitted by the SC-3 zoning designation of the property. As redevelopment plans for the mall were being prepared, representatives of the owners met with MPC staff to discuss amendments to the SC-3 standards to permit the anticipated uses. Anticipated uses not permitted by the current SC-3 standards include residential, higher percentage of office uses, health and fitness facilities, and automobile sales. Following the meeting with MPC staff and discussion of the anticipated uses, and a potential ordinance amendment, Simon Property Group submitted a formal request for an amendment of the SC-3 zoning standards to identify new permitted uses. MPC staff worked with representatives of Simon Property Group and City Plans Review and Law Department staff to draft the proposed ordinance amendment, which has been recommended for approval by MPC and is presented for City Council's consideration.

Action: Approved**Meeting Date:** 5/10/2018**Details of Action:****Summary of Action:** Approve the proposed amendment**Date of Approval:** 5/10/2018**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:** 6/5/2018**Date of Legislative Action, Second Reading:** 6/19/2018**Ordinance Number:** O-102-2018**Other Ordinance Number References:** O-102-2018**Disposition of Case:** Approved**Disposition of Case, Second Reading:** Approved**If "Other":****If "Other":****Amendments:****Amendments:****Date of Legislative Appeal:****Effective Date of Ordinance:**