

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: 5-B-18-RZ **Related File Number:**
Application Filed: 3/26/2018 **Date of Revision:**
Applicant: ARTHUR SEYMOUR, JR. FOR EBCO

PROPERTY INFORMATION

General Location: North side N. Mall Rd., west side East Towne Rd.
Other Parcel Info.:
Tax ID Number: 59 02611 **Jurisdiction:** City
Size of Tract: 5.92 acres
Accessibility: Access is via North Mall Rd., a one-way west major collector street with 50' of pavement width within the large I-640 right-of-way, or East Towne Rd., a local street with 26' of pavement width, or Knoxville Center Dr., a private street that loops around the adjacent mall.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant store
Surrounding Land Use:
Proposed Use: Warehousing, distribution **Density:**
Sector Plan: North City **Sector Plan Designation:** MU-RC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The building on this mall out parcel was formerly occupied by Toys R Us and Fowler's Furniture. It is surrounded by residential and commercial uses, under SC-3, C-6, RP-1 and RP-2 zoning.

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

Street: 3200 Knoxville Center Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional Shopping Center)
Former Zoning:
Requested Zoning: PC-2 (Retail and Distribution Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE PC-2 (Retail & Distribution Park) zoning, subject to one condition.

Staff Recomm. (Full): 1. MPC approval of a use on review development plan will be required prior to permitting to establish the new use of the site.

With the recommended condition, PC-2 zoning is consistent with the sector plan proposal for the property and will require development plan approval by MPC prior to any new development of the site. The condition is included so that MPC staff may address issues such as access, landscaping, parking and other development issues that may arise with the establishment of new non-retail use for the site.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Staff is of the opinion that the proposed rezoning meets the intent of the sector plan proposal for the area, which encourages a mix of regional serving uses under planned zoning districts.
2. Both the sector plan and One Year Plan propose MU-RC (Mixed Use - Regional Commercial) uses for the site, consistent with the proposed PC-2 zoning.
3. PC-2 zoning is appropriate for this site, which is adjacent to commercial and high density residential zoning in an area designated on the sector plan for mixed uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PC-2 zoning district is established to provide for the unified development of uses ranging from those found in regional shopping centers to those found in distribution/light warehousing parks. Businesses within this district may cater to a variety of retail, wholesale and service trades, and may require limited outdoor storage for materials and equipment. As with other planned commercial districts, emphasis is placed on rational placement of activities, traffic, and pedestrian circulation, access and parking, loading, landscaping and the mitigation of adverse offsite impacts.
2. Based on the above general intent, this site is appropriate to be rezoned to PC-2.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The recommended PC-2 zoning is compatible with the surrounding land uses and zoning pattern.
2. PC-2 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The road system is adequate to handle the traffic that could be generated from this development, however some minim improvements may be necessary to accommodate additional truck traffic that may be generated.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the City of Knoxville One Year Plan and the North City Sector Plan propose MU-RC (Mixed Use Regional Commercial) uses for the site, consistent with PC-2 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended PC-2 zoning does not present any apparent conflicts with any other adopted

plans.

Action: Approved **Meeting Date:** 5/10/2018

Details of Action: 1. MPC approval of a use on review development plan will be required prior to permitting to establish the new use of the site.

Summary of Action: PC-2 (Retail and Distribution Park) zoning, subject to one condition.

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: **Other Ordinance Number References:**

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

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

Amendments: **Amendments:**

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