

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-O-06-RZ **Related File Number:**
Application Filed: 5/8/2006 **Date of Revision:**
Applicant: HOLROB INVESTMENTS, LLC
Owner:

PROPERTY INFORMATION

General Location: Northwest side S. Northshore Dr., northeast of Falling Waters Rd.
Other Parcel Info.:
Tax ID Number: 154 PORTION OF 111 OTHER: (MAP ON FILE AT MPC) **Jurisdiction:** City
Size of Tract: 1.1
Accessibility: Access is through the church property from S. Northshore Dr., a major arterial street with 4 lanes and a center turning lane and 60' of pavement width within 100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office/residential **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of S. Northshore Dr. is developed with commercial uses under C-6 zoning. Farmington subdivision, a very large single family residential development, zoned RA, is to the north of this site.

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

Street: 9443 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
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:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): O-1 zoning is appropriate at this location to serve as a transition between commercial uses to the south and residential uses to the north. O-1 zoning is less intense than the current C-6 zoning and would eliminate the possibility of certain undesirable uses directly adjacent to established residential uses.

Comments: This request was automatically postponed 60 days, upon request by the applicant, at the June 8, 2006 MPC meeting. The applicant is once again requesting postponement, for 30 days, to the December 14, 2006 meeting.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning of this site for an office/residential development would be compatible with established uses in the area.
3. The subject property is adjacent to commercial zoning and uses to the south, east and west and residential uses to the north.
4. The proposed O-1 zone and use provide a transition between commercial and residential uses. The sector plan and One Year Plan propose more intense commercial uses for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The impact on streets and schools will depend on the type of development proposed.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.
4. The applicant has submitted the attached preliminary site plan which proposes a mixed office and residential development for this site. The proposed building is 4 stories in height. Four stories or 45 feet is the maximum height allowed in the O-1 zoning district. Multi-family residential development requires use on review approval by MPC in the O-1 zoning district, and is reviewed based on the development regulations of the R-2 zoning district. The site plan proposed for this tract under O-1 zoning should address potential visual and intensity impacts on the adjacent residential properties. The building's proposed design and the site's landscaping must mitigate these impacts to the satisfaction of the staff and the Planning Commission.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the City of Knoxville One Year Plan and the Southwest County Sector Plan propose commercial uses for this site. Less intense O-1 zoning may be considered in areas designated for commercial uses.
2. This request should not lead to future requests for office zoning in the area, because most land in the vicinity is already zoned and/or developed with commercial uses or developed with established residential uses.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 11/9/2006

Details of MPC action: WITHDRAW, at the request of the applicant

Summary of MPC action:

Date of MPC Approval: **Date of Denial:** **Postponements:** 6/8/06,7/13/06,10/12/06

Date of Withdrawal:

11/9/2006

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/5/2006

Date of Legislative Action, Second Reading: 12/19/2006

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: