

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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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www.knoxmpc.org

File Number: 7-E-15-UR **Related File Number:**
Application Filed: 5/26/2015 **Date of Revision:**
Applicant: ORNL FEDERAL CREDIT UNION

PROPERTY INFORMATION

General Location: North side of S. Northshore Dr., west side of Town Center Blvd.
Other Parcel Info.:
Tax ID Number: 154 09816 **Jurisdiction:** City
Size of Tract: 1.82 acres
Accessibility: Access is via Town Center Blvd., a local street with a pavement width of 80' - 100' within a right-of way that varies in width from 100' to 120'

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Commercial development in a TC-1 District (ORNL Federal Credit Union) **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 Target, Publix, restaurants, business and professional offices and a self storage facility.

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

Street: 9707 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TC-1 (Town Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned TC- (Town Center) in 2004. The current conceptual plan was presented in 2011

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for up to 25,683 sq. ft. of financial institution/office space as shown because the proposed use is compatible with the general principles of the TC-1 zone and the previously presented conceptual plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. The proposed monument sign not exceeding 30 sq. ft. in area
3. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Installation of landscaping as shown on the site plan within six months of the issuance of occupancy permits for this project

Comments:

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 development review process in the TC-1 (Town Center) District, a conceptual development plan is presented at the time the rezoning is considered by the MPC and legislative body. The development plan identifies 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 a 1.82 acre site that is part of approximately 13 acres of TC-1 zoned property that adjoins a small lake in the Northshore Town Center development. A conceptual plan was presented in 2011 when the property changed hands from the original developer. The conceptual plan depicts a combination of office and retail/restaurant space surrounding the lake. The conceptual plan emphasizes the lake and proposes a walkway along the bank of the lake that will tie development together. As part of that effort ORNL will be constructing a patio that will overlook the lake and tie into the proposed walkway around the lake. This applicant will also be adding a sidewalk that will serve to link the lake side walkway with Town Center Blvd. The construction of the proposed sidewalks will serve the immediate needs of the customers of this project and serve as a public sidewalk which will link this project with the proposed surrounding development.

Action:

Approved

Meeting Date: 7/9/2015

Details of Action:

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Summary of Action:

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Date of Approval: 7/9/2015

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:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: