

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: 7-E-17-RZ **Related File Number:**
Application Filed: 5/22/2017 **Date of Revision:**
Applicant: KNOXVILLE PARTNERS, LLC

PROPERTY INFORMATION

General Location: Northwest side Millertown Pike, north side North Mall Rd., north of I-640
Other Parcel Info.:
Tax ID Number: 59 PART OF 026 OTHER: MAP ON FILE AT MPC **Jurisdiction:** City
Size of Tract: 9 acres
Accessibility: Access is via North Mall Rd., a major collector street and Knoxville Center Dr. the major access drive serving the Knoxville Center Mall.

GENERAL LAND USE INFORMATION

Existing Land Use: Knoxville Center Mall parking lot
Surrounding Land Use:
Proposed Use: Attached multi-dwelling residential **Density:** 35 du/ac
Sector Plan: North City **Sector Plan Designation:** MU-RC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in the parking lot of Knoxville Center Mall, on the west side adjacent to JCPenney. The area includes Knoxville Center Mall, large and small box retail, and apartments developed in the SC-3 and RP-1 zones.

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

Street: 3001 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: RP-2 (Planned Residential)
Previous Requests: None noted
Extension of Zone: RP-1 zoning is on the north side of the subject property.
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at a density of up to 35 du/ac.

Staff Recomm. (Full): RP-2 zoning at a density of up to 35 du/ac is consistent with both the One Year Plan and the sector plan designations and is appropriate at this location, being within a regional commercial center.

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. The recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. RP-2 zoning at the requested density is consistent with both the sector plan and One Year Plan proposals for the area.
3. RP-2 zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and City Engineering staff can address issues such as landscape screening, site lighting, traffic circulation, access, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing.

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

1. RP-2 zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-2 is the most appropriate zone for this development. 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 recommendation is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. Approval of RP-2 zoning at the recommended density will allow the applicant to submit a development plan with up to 315 dwelling units for MPC's consideration. A traffic impact study will be required for this development at the proposed density.
3. Public water and sewer utilities are in place to serve the site.

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. The City of Knoxville One Year Plan proposes Regional Mixed Use Center uses for this site. Design based zoning can be considered and being that the RP- 2 zoning requires use on review approval by MPC, it is an appropriate zone for consideration within this district.
2. The North City Sector Plan proposes Regional Mixed Use Center uses for this site. This land use is envisioned to be highest intensity mixed use centers. These districts should be served by sidewalk and transit systems and be located on a major arterial, adjacent to an Interstate highway or adjacent to downtown. Housing densities in the core of such districts can be 24 or more du/ac. Design based zoning can be considered and being that the RP- 2 zoning requires use on review approval by MPC, it is an appropriate zone for consideration within this district.

3. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County- Farragut Growth Policy Plan map.

4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 7/13/2017

Details of Action:

Summary of Action: RP-2 (Planned Residential) zoning at a density of up to 35 dwelling units per acre

Date of Approval: 7/13/2017 **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: 8/15/2017 **Date of Legislative Action, Second Reading:** 8/29/2017

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:**