

CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN 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: 7-J-12-RZ **Related File Number:** 7-F-12-PA
Application Filed: 5/29/2012 **Date of Revision:** 7/9/2012
Applicant: C.E. BROWN PROPERTIES / ARTHUR SEYMOUR

PROPERTY INFORMATION

General Location: South side S. Northshore Dr., northeast side Osprey Point Ln., southwest side Pellissippi Pkwy.
Other Parcel Info.:
Tax ID Number: 154 L A 012 OTHER: 154-10101 **Jurisdiction:** City
Size of Tract: 1.7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Bank branch, pharmacy or similar use **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural) and O-3 (Office Park)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: A plan amendment and rezoning to O (K) and O-3 was approved by MPC in 2004 (1-U-04-RZ/1-J-04-P)
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office) (K)
Requested Plan Category: O (Office)

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 O-3 (Office Park) zoning on parcel 101.01.

Staff Recomm. (Full): Rezoning parcel 101.01 to O-3 will bring the entire 1.7 acres of land surrounded by public right-of-way to be developed with transitional office uses, that will minimize impact on residential uses to the south and complement the developing town center uses to the north.

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 recommended O-3 zoning allows uses that will be compatible with all surrounding land uses and zoning. Half of the subject property is already zoned O-3, so it would be an expansion of that zone from the east.
2. The requested C-6 zoning would allow uses that could have a negative impact on the adjacent residential uses to the south.
3. A large area directly north of this site is zoned TC-1 or PC-1 and will accommodate a substantial amount of commercial development. It is not necessary to establish additional commercial zoning on the south side of S. Northshore Dr. at this time. There are no commercially zoned properties on the south side of Northshore Dr., west of I-140, until its intersection with Choto Rd., about 5 miles away, which is zoned CN (Neighborhood Commercial). There are also several vacant, C-6 zoned tracts located on the northeast side of I-140, in close proximity to the subject property.

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

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. The O-3 zoning district is intended to provide for orderly development of office parks so that structures, access road improvements, utility distribution, landscaping, pedestrian circulation, waste disposal and related elements are complementary and allow orderly sequential development through initial coordination of utilities and other services. The purpose of the regulations is to create a district which is compatible with surrounding residential areas and services as a transitional area from residential to other less compatible uses.
3. Staff maintains that O-3 is the most appropriate zone for non-residential development at this location.

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. O-3 zoning will allow reasonable use of the site, while not permitting the more intense commercial uses allowed in the C-6 zone, minimizing the impact on the adjacent residential uses to the south.

2. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

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. With the requested amendment to GC, C-6 zoning could be considered for the site. The recommended O-3 zoning is consistent with the current City of Knoxville One Year Plan proposal for offices uses , limited to O-3 zoning.

2. There is an associated request to amend the Southwest County Sector Plan from LDR to C for this site (7-F-12-SP), which, if approved, would be consistent with C-6 zoning. Staff is recommending approval of office, rather than commercial, on the sector plan, consistent with O-3 zoning.

3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 7/12/2012

Details of Action: RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.

Summary of Action: O-1 (Office, Medical, and Related Services)

Date of Approval: 7/12/2012 **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: 8/7/2012

Date of Legislative Action, Second Reading: 8/21/2012

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: