

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT



File Number: 7-J-13-RZ **Related File Number:** 7-E-13-PA
Application Filed: 5/28/2013 **Date of Revision:**
Applicant: HARB-WHITE PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southwest side Bridgewater Rd., north side of I-40/75
Other Parcel Info.:
Tax ID Number: 119 L A 01601 **Jurisdiction:** City
Size of Tract: 6.75 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Various uses
Surrounding Land Use:
Proposed Use: Various uses (see attached letter dated Mar 28, 2013). **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR/O
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 205 Bridgewater Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: Property was rezoned O-1 in 2012 (7-F-12-RZ/7-D-12-PA/7-C-12-SP)
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office)
Requested Plan Category: GC (General Commercial)

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-1 (Retail and Office Park) zoning. (Applicant requested C-6.)

Staff Recomm. (Full):

PC-1 zoning will allow flexibility of uses, as long as a use on review development plan is approved by MPC. It is not clear whether the applicant's list of proposed uses (attached) can be accommodated in the C-6 zoning district. Also, the PC-1 zone requires that MPC approve a development plan prior to development. As part of this review, staff can address issues such as lighting and landscape screening, that would minimize the impact on adjacent residential uses to the north and east.

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. PC-1 zoning is preferable to C-6 because it allows more flexibility in uses and requires development approval by MPC, in order to address neighborhood compatibility concerns.
2. PC-1 is a logical extension of commercial zoning from the west. The subject property is more appropriate for commercial zoning than the property to the west.
3. PC-1 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, 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. The PC-1 (Retail & Office Park) zoning district is established to provide for the unified development of uses ranging from retail stores and services such as are found in neighborhood shopping centers and community shopping centers to businesses and professional offices. In the interest of promoting orderly design and development, the district regulations emphasize rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping and the mitigation of adverse off-site impacts.
2. Based on the above general intent, this site is appropriate for PC-1 zoning.
3. The requested C-6 zoning does not clearly allow the mix of uses proposed by the applicant. (See attached.) PC-1 zoning will allow the uses, as long as a development plan is approved by MPC that clearly identifies the mix of uses proposed. Also, the C-6 zone does not require any site plan review by MPC at a public hearing, only an administrative review by MPC staff.

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 PC-1 zoning and approval of a use on review development plan will allow the mix of uses proposed by the applicant. There will be no impact on schools, and a minimal impact on the street system.
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. With approval of the One Year Plan amendment to GC, C-6 or PC-1 zoning would be consistent with

the plan.

2. With approval of the Northwest County Sector Plan amendment to commercial, C-6 or PC-1 zoning would be consistent with the plan. There is an accompanying sector plan amendment request for the site requesting a change from MDR/O to C (7-F-13-SP).

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:** 7/11/2013

Details of Action:

Summary of Action: PC-1 (Retail and Office Park)

Date of Approval: 7/11/2013 **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: 8/20/2013

Date of Legislative Action, Second Reading: 9/3/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

postponed 8/6/13

Date of Legislative Appeal:

Effective Date of Ordinance:

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