

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR 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: 8-C-07-SP Related File Number: 8-F-07-RZ
Application Filed: 6/29/2007 Date of Revision:
Applicant: ANDREWS PROPERTIES, INC.

PROPERTY INFORMATION

General Location: South side Kingston Pike, south of Market Place Blvd., west of N. Cedar Bluff Rd.
Other Parcel Info.:
Tax ID Number: 132 027 OTHER: MAP ON FILE AT MPC Jurisdiction: City
Size of Tract: 104.93 acres
Accessibility: Access is via Kingston Pike, a four to five lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Mixed uses - Commercial (40 acres), offices, attached dwellings Density: up to 9 du/ac.
(apartments) and assisted living facility
Sector Plan: Southwest County Sector Plan Designation: Mixed Uses and Slope Protection Area
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This large, undeveloped site has residential development on three sides and commercial development across Kingston Pike. Zonings in the area include SC and SC-3 Shopping Center, RAE, PR and RB Residential.

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

Street: 9320 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: PC-1 (Retail and Office Park), O-1 (Office, Medical & Related Services) & RP-1 (Planned Residential)
Previous Requests: 5-F-91-RZ (Annexation)
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses) (Commercial, Office, Medium Density Residential, Low Density Residential) and SLPA (Slope Protection)

Requested Plan Category: MU (Mixed Uses) (Commercial, Office, Medium Density Residential) and SLPA (Slope Protection)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE Mixed Use (C/O/MDR), subject to MPC approval of any construction on the site including a comprehensive development plan for the entire 105 acres showing compliance with any conditions included as part of the rezoning approved for the property .

Staff Recomm. (Full): A mixed use combination of retail, office and residential uses was discussed for this site by MPC staff in the public review process of the Southwest County Sector Plan's readoption. The applicant is proposing a more traditional layering of these land use activities as the property moves away from Kingston Pike, although no single family residential units are proposed.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Mixed Use (Commercial, Office and Medium Density Residential) designation with PC-1, O-1 and RP-1 rezoning for development as shown on the attached site plan for this site can be done in manner that is compatible with the scale and intensity of adjacent land uses and zoning pattern, if proper land use transitions and buffering is done as a part of the construction process.
2. The designated PC-1, O-1 and RP-1 zoned areas can be developed in a manner that is compatible with the surrounding development and zoning pattern with the development proposal under consideration for this site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Approval of the proposed clarification of the Sector Plan Mixed use classification would allow PC-1, O-1 and RP-1 (> 8 du/ac) rezoning and development of these properties as proposed on this 105 acre tract.
3. MU with PC-1, O-1 and RP-1 zoning of this tract would allow more intense, but compatible development of the site at similar scale and intensity of the adjoining residential and commercial development and zoning found in the area.
4. The site is currently largely vacant with a historic single family dwelling on it. Any development of this 105 acres will warrant a traffic impact study for the development and proposed street system to assess the project's impact on the transportation network.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The applicant's proposed MU designation is similar in intensity to the currently proposed site development pattern shown on the Sector Plan and One Year Plan, except that low density residential would be omitted and replaced by open space and screening along the east west and southern boundaries.
2. The site is located within the Urban Growth (Inside the City limits) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action: Mixed Use (C/O/MDR), subject to MPC approval of any construction on the site including a comprehensive development plan for the entire 105 acres showing compliance with any conditions included as part of the rezoning approved for the property

Date of MPC Approval: 8/9/2007

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: 9/11/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 9/25/2007

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: