

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-F-05-RZ                      **Related File Number:**  
**Application Filed:** 7/13/2005              **Date of Revision:**  
**Applicant:** JAMES DORAN COMPANY D/B/A NTCL, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side S. Northshore Dr., southwest of I-140  
**Other Parcel Info.:**  
**Tax ID Number:** 154 092, 09201, 093, 09301    **OTHER:** 094                      **Jurisdiction:** City  
**Size of Tract:** 11.9 acres  
**Accessibility:** Access is via S. Northshore Dr., a four lane, major arterial street in this area.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Mixed use    **Density:**  
**Sector Plan:** Southwest County    **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This property adjoins proposed and existing residential development and proposed mixed use development that is expected to include retail uses within TC-1 zoning.

### 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)  
**Former Zoning:**  
**Requested Zoning:** TC-1 (Town Center)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned A-1 following annexation into the city of Knoxville several months ago.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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 TC-1 (Town Center) zoning

Staff Recomm. (Full): TC-1 zoning will permit this site to be incorporated into the adjoining development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The TC-1 rezoning of these properties and their incorporation into the adjoining town center development site. The proposed use of this site is compatible with the scale and intensity of adjacent town center development and TC-1 zoning pattern.
2. The TC-1 zoning designation is compatible with the surrounding development and zoning pattern and the development proposal under consideration for this site (8-H-05-UR).

## THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed reclassification would allow TC-1 zoning and development of these properties with the adjacent proposed uses.
3. MU with TC-1 zoning of these properties would be compatible with the scale and intensity of the adjoining proposed development and zoning found in the area.
4. The site is currently in single family use; however, the traffic impact study for the adjacent TC-1 development and proposed street system should be able to include this property's development with little or no additional demand on the project.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The MU designation is similar in intensity to the currently proposed adjacent development site shown on the One Year Plan.
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: 8/11/2005

Details of MPC action:

Summary of MPC action: APPROVE TC-1 (Town Center)

Date of MPC Approval: 8/11/2005

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: 9/13/2005

Date of Legislative Action, Second Reading: 10/4/2005

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: