

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: 8-H-05-RZ **Related File Number:** 8-C-05-SP
Application Filed: 7/8/2005 **Date of Revision:**
Applicant: BELL MEADOW VILLAGE
Owner:

PROPERTY INFORMATION

General Location: Southeast side W. Emory Rd., southeast of Granville Conner Rd.
Other Parcel Info.:
Tax ID Number: 56 122.01 OTHER: PORTIONS OF 122 & 123 ZONED A **Jurisdiction:** County
Size of Tract: 25 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Mixed use town center **Density:**
Sector Plan: North County **Sector Plan Designation:** Low Density Residential and SLPA
Growth Policy Plan: Planned Growth Area
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 (Agricultural)
Former Zoning:
Requested Zoning: TC (Town Center)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE TC (Town Center) zoning.

Staff Recomm. (Full): The applicant has submitted a development plan proposal in support of this TC rezoning request that shows compatibility with the surrounding zoning and development patterns.

Comments: TC (Town Center) zoning will allow the applicant to develop the property as shown on the attached preliminary plan. The staff has reviewed the design concept and found that it establishes a circulation pattern and mix of uses based on TC principles that will provide a development appropriate for this site and compatible with the surrounding area. The purpose of the TC district is to encourage the creation of pedestrian-oriented, mixed use developments, providing shopping, employment, housing and business and personal services.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. TC (Town Center) zoning has been sought to provide a mix of retail, office and residential uses along with open space and landscaping. The plan shows commercial and office uses along the W. Emory Rd. frontage with the mixed use core in the middle and attached residential along the rear and side periphery.
2. The site is located about 1 mile west of the I-75/Emory Rd. interchange and has access from the recently improved 5-lane section of W. Emory Rd. The site is separated from lower intensity single family uses by a railroad, W. Emory Rd., Beaver Creek as well as the adjacent animal hospital, so the impact of the development should be minimal.
3. This zoning also allows for shared parking which offers the potential for a reduction in off-street parking, reducing the impact on the neighborhood. TC zoning calls for a vertical mix of uses in the core area (retail business at ground levels and, in this proposal, office and/or residential on the second floors) and a minimum of 10 percent of the site to be devoted to open space.
4. The applicant is required to set the intensity of the proposed development at the time of rezoning; that information is on the conceptual plan, submitted as part of this application. TC zoning requires use on review approval of a development plan with design guidelines, landscaping and open space plans, and a site plan outlining the buildings and their specific uses, prior to development of the property.

THE EFFECTS OF THE PROPOSAL

1. The maximum amount of square footage of retail/business space is depicted on the plan as is the number of residential units; either office or residential uses will be allowed on the second levels of the core businesses, providing flexibility as more detailed planning is undertaken.
2. The applicant invited surrounding property owners to the site for a presentation of the concept plan. As of 8/3/05, the MPC staff has not heard from anyone opposed to this proposal and the applicant reports that he has not had any negative feedback.
3. The proposal will have a minimal impact on schools. The plan shows a minimum of 63 attached residential units. This development would add approximately 9 children under the age of 18 to the school system. The recently improved W. Emory Rd. has the capacity to handle the additional traffic that will be generated from this development. The plan shows the main access to the development located directly across from Granville Conner Rd. This intersection is a possible future location for a traffic signal. The applicant will be expected to work with MPC staff, Knox County Engineering and TDOT to meet all applicable requirements and recommendations for this development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the sector plan amendment to Mixed Uses, the TC (Town Center) zoning will be consistent with the adopted plans.
2. The site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Approval of these requests could lead to future rezoning requests along the recently widened corridor of W. Emory Rd. from this site east to I-75.

MPC Action: Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

Summary of MPC action: APPROVE TC (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: Knox County Commission

Date of Legislative Action: 9/26/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: