

▶ **FILE #:** 6-O-06-RZ **AGENDA ITEM #:** 69
 POSTPONEMENT(S): 6/8/06,7/13/06,10/12/06 **AGENDA DATE:** 11/9/2006

▶ **APPLICANT:** **HOLROB INVESTMENTS, LLC**
 OWNER(S): CHURCH NORTSHORE PRESBYTERIAN INC

TAX ID NUMBER: 154 PORTION OF 111 (MAP ON FILE AT MPC)

JURISDICTION: City Council District 2

▶ **LOCATION:** **Northwest side S. Northshore Dr., northeast of Falling Waters Rd.**

▶ **APPX. SIZE OF TRACT:** 1.1

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is through the church property from S. Northshore Dr., a major arterial street with 4 lanes and a center turning lane and 60' of pavement width within 100' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** **C-6 (General Commercial Park)**

▶ **ZONING REQUESTED:** **O-1 (Office, Medical, and Related Services)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Office/residential**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)

South: Church, S. Northshore Dr., shopping center / C-6 (General Commercial Park)

East: CVS / C-6 (General Commercial Park)

West: Kroger / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This section of S. Northshore Dr. is developed with commercial uses under C-6 zoning. Farmington subdivision, a very large single family residential development, zoned RA, is to the north of this site.

STAFF RECOMMENDATION:

▶ **APPROVE O-1 (Office, Medical & Related Services) zoning.**

O-1 zoning is appropriate at this location to serve as a transition between commercial uses to the south and residential uses to the north. O-1 zoning is less intense than the current C-6 zoning and would eliminate the possibility of certain undesirable uses directly adjacent to established residential uses.

COMMENTS:

This request was automatically postponed 60 days, upon request by the applicant, at the June 8, 2006 MPC meeting. The applicant is once again requesting postponement, for 30 days, to the December 14, 2006 meeting.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning of this site for an office/residential development would be compatible with established uses in the area.
3. The subject property is adjacent to commercial zoning and uses to the south, east and west and residential uses to the north.
4. The proposed O-1 zone and use provide a transition between commercial and residential uses. The sector plan and One Year Plan propose more intense commercial uses for the site.

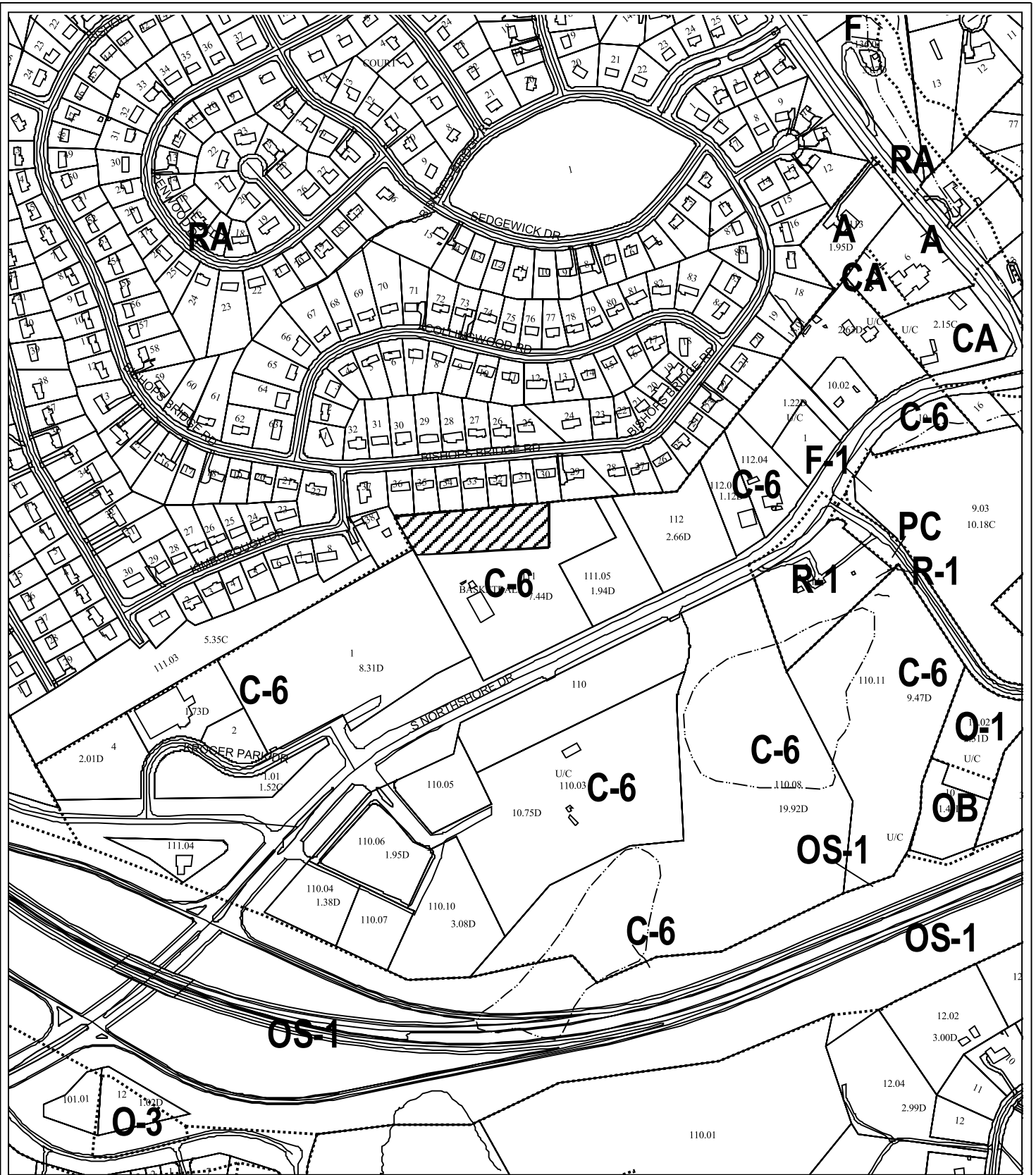
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The impact on streets and schools will depend on the type of development proposed.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.
4. The applicant has submitted the attached preliminary site plan which proposes a mixed office and residential development for this site. The proposed building is 4 stories in height. Four stories or 45 feet is the maximum height allowed in the O-1 zoning district. Multi-family residential development requires use on review approval by MPC in the O-1 zoning district, and is reviewed based on the development regulations of the R-2 zoning district. The site plan proposed for this tract under O-1 zoning should address potential visual and intensity impacts on the adjacent residential properties. The building's proposed design and the site's landscaping must mitigate these impacts to the satisfaction of the staff and the Planning Commission.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the City of Knoxville One Year Plan and the Southwest County Sector Plan propose commercial uses for this site. Less intense O-1 zoning may be considered in areas designated for commercial uses.
2. This request should not lead to future requests for office zoning in the area, because most land in the vicinity is already zoned and/or developed with commercial uses or developed with established residential uses.

If approved, this item will be forwarded to Knoxville City Council for action on 12/5/2006 and 12/19/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**6-O-06-RZ
REZONING**

Petitioner: Holrob Investments, LLC

Map No: 154

Jurisdiction: City



From: C-6 (General Commercial Park)
To: O-1 (Office, Medical, and Related Services)

Original Print Date: 05/24/06 Revised: 05/31/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902