

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 10-H-06-PA  
 10-U-06 RZ

**AGENDA ITEM #:** 92  
**AGENDA DATE:** 10/12/2006

▶ **APPLICANT:** FIVE OAKS OUTLET CENTERS, INC.  
**OWNER(S):**

**TAX ID NUMBER:** 58 M E 001, AND PART OF 002

**JURISDICTION:** Council District 4

▶ **LOCATION:** Southwest side Coile Rd., northwest of Tazewell Pike

▶ **TRACT INFORMATION:** 0.3 acres.

**SECTOR PLAN:** North City

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

**ACCESSIBILITY:** Access is via Coile Rd., and Rose Dr. both local streets with 22' pavements within 40' rights-of-way.

**UTILITIES:** Water Source: KUB

Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Single Family Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Shopping center parking

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:**  
 North: Residences / LDR/ R-1 Residential  
 South: retail businesses / GC/ C-3 and C-6 Commercial  
 East: Retail businesses / GC/ C-3 Commercial  
 West: Residences /LDR R-1Residential

**NEIGHBORHOOD CONTEXT:** This site is on the edge of an older residential neighborhood that developed under R-1 zoning and newer commercial uses located along Tazewell Pike and zoned C-1, C-3 and C-6.

**STAFF RECOMMENDATION:**

▶ **DENY the GC (General Commercial) designation**

The GC designation would extend commercial into a stable residential neighborhood and adversely impact the area. The sector plan and One Year Plan propose low density residential use for the site.

▶ **DENY C-3 (General Commercial) zoning**

Extending C-3 onto this property would permit commercial development to front on Rose Dr., a local

residential street and place commercial uses across the street from established residential housing.

#### **COMMENTS:**

##### **NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Establishing a GC designation and C-3 zoning on this site will extend the commercial uses into the residential neighborhood to the west.
2. The neighborhood should be protected from intrusion of commercial development deeper into the neighborhood, and the residential use on part of this site maintains a visual buffer, as well as a stopping point for commercial uses.
3. A part of the subject property is currently used for parking for the restaurant on the site contrary to the ordinance provisions of R-1.
4. Approval of this proposal could lead to demolition of the house, and obtaining a driveway permit to Rose Dr. from the commercial parking lot.

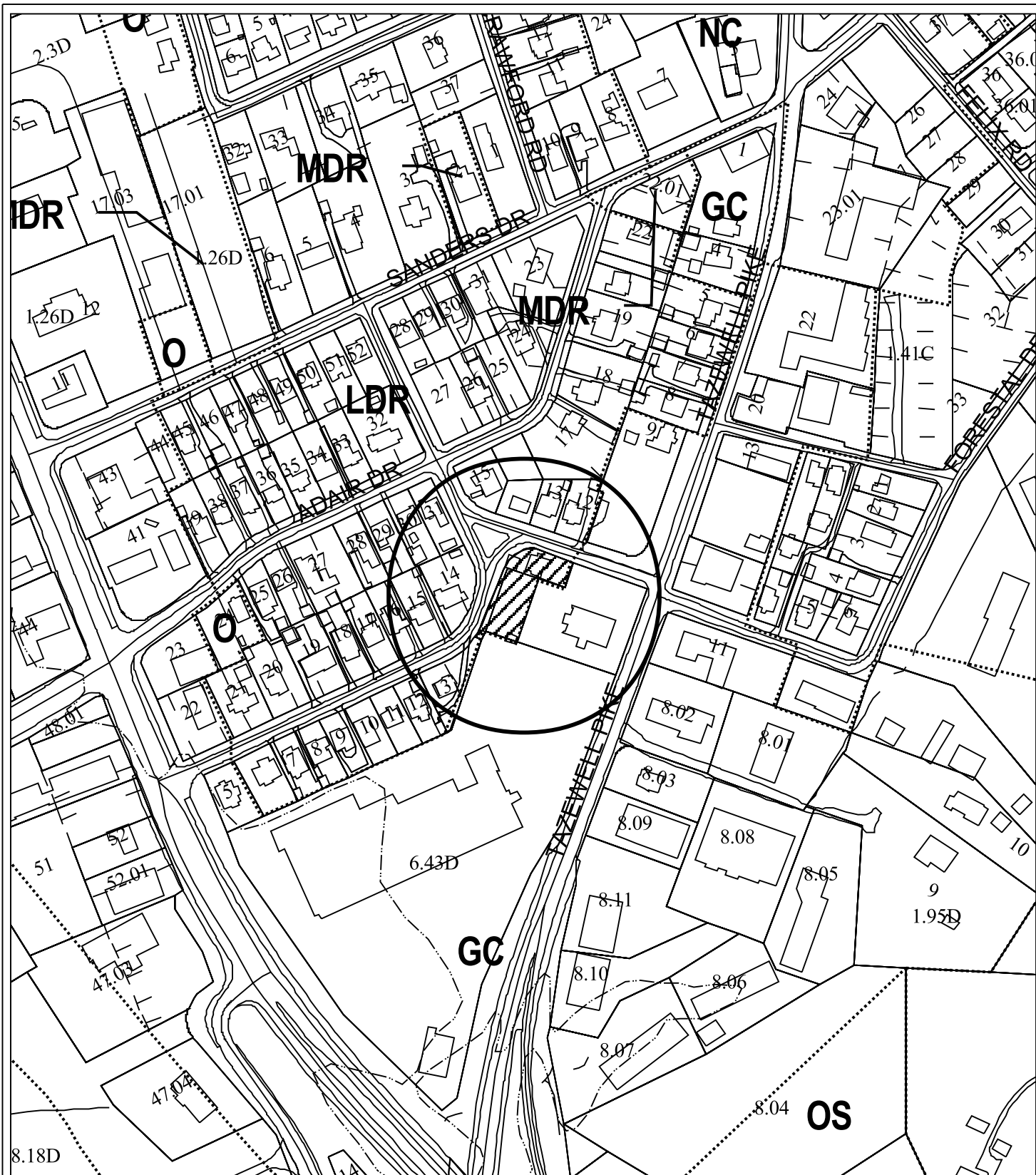
##### **THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. If approved, the proposal will bring the current parking area on the site into conformity, but will extend commercial zoning into a stable residential neighborhood and place commercial zoning on the southeast side of Rose Dr. across from stable single family housing.

##### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The recommended One Year Plan amendment to GC for this site is required in order for the applicant's requested C-3 zone to be approved.
2. The North City Sector Plan currently proposes low density residential uses for the site.
3. This site is within the area of the MPC plan, "The Future of Our Past", adopted in early 1994, describes the Adair Gardens district as follows: "This small district contains excellent examples of Tudor Revival and Colonial Revival styles in a garden suburb typical of early twentieth century development."
4. The MPC report, "Status of Preservation 2005: A Report to Mayor Bill Haslam," references the Adair Gardens neighborhood as a National Register listing with low historic significance and a low level of endangerment. At the time the "level of endangerment" was assessed, the potential for commercial encroachment on this site was not known. The neighborhood has architectural and historic significance.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2006 and 11/21/2006. 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.



10-H-06-PA/10-U-06 RZ  
 PLAN AMENDMENT

Petitioner: Five Oaks Outlet Centers, Inc.

Map No: 58

Jurisdiction: City

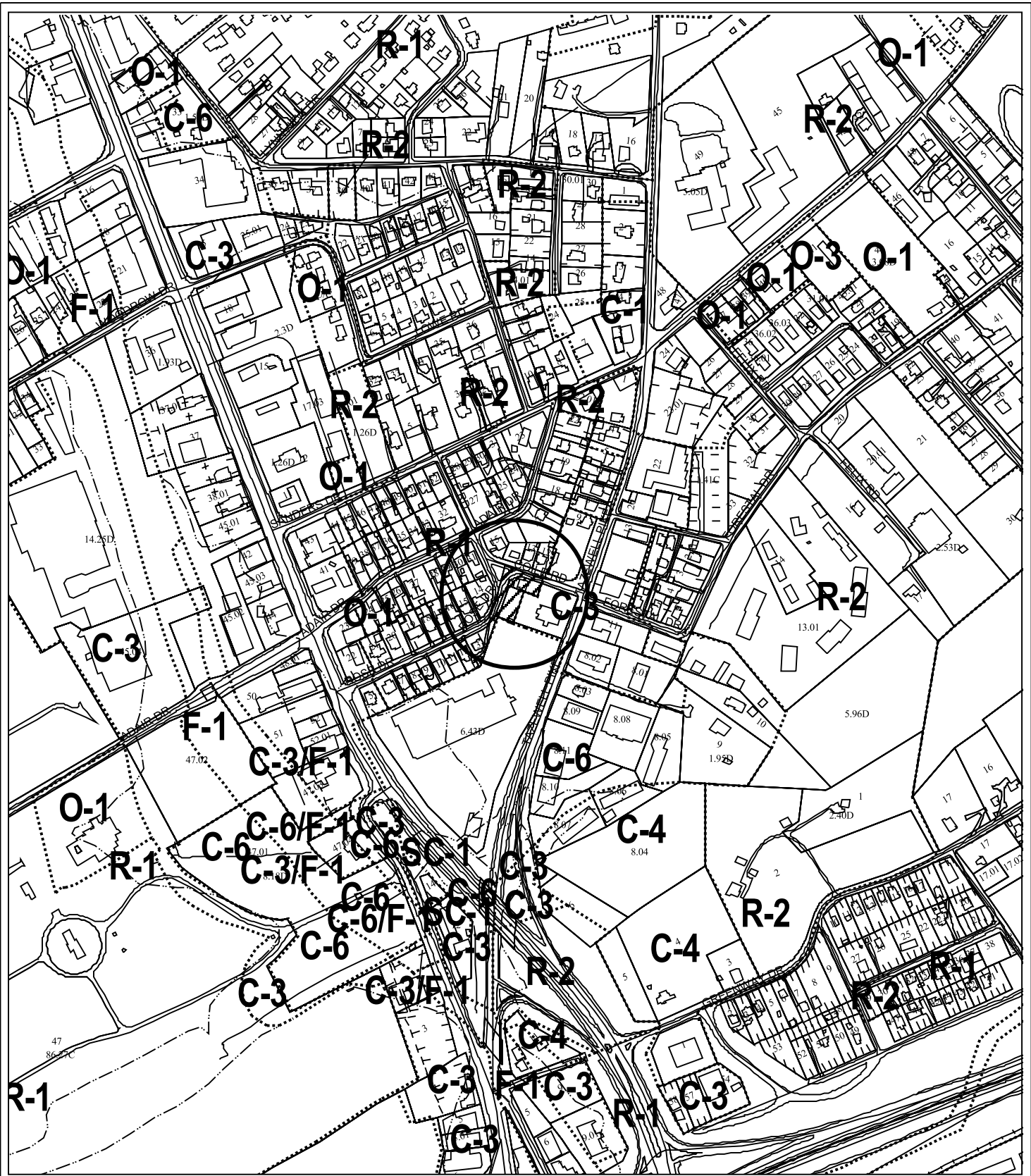


From: LDR (Low Density Residential)

To: GC (General Commercial)

Original Print Date: 09/25/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**10-U-06-RZ  
REZONING**

Petitioner: Five Oaks Outlet Centers, Inc.  
 Map No: 58  
 Jurisdiction: City



From: R-1 (Single Family Residential)  
 To: C-3 (General Commercial)

Original Print Date: 10/03/06    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

