

▶ **FILE #:** 12-M-07-RZ

AGENDA ITEM #: 89

AGENDA DATE: 12/13/2007

▶ **APPLICANT:** NORTHSHORE COMMONS, LLC

OWNER(S): NORTHSHORE COMMONS LLC

TAX ID NUMBER: 121 G C 001 AND 025 PORTION ZONED R-1 & O-1

JURISDICTION: City Council District 2

▶ **LOCATION:** North end B Dr., northeast of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 3 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via S. Northshore Dr., a five lane, major arterial street.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential), O-1 (Office, Medical & Related Services)

▶ **ZONING REQUESTED:** O-3 (Office Park) and F-1 (Floodway)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Office park

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Part of site was zoned O-1 in 2004 (10-C-04-RZ)

SURROUNDING LAND USE AND ZONING: North: Businesses / C-3 and O-3 Office

South: Apartments / R-2 Residential

East: Residences / R-1 Residential

West: Fourth Creek, Businesses and S. Northshore Dr. /F-1, C-4 Commercial

NEIGHBORHOOD CONTEXT: This undeveloped site is adjacent to S. Northshore Dr., Fourth Creek, retail businesses and established residential uses to the south and east that are zoned R-1, R-2, F-1, C-3 or C-4.

STAFF RECOMMENDATION:

▶ **APPROVE O-3 (Office Park) and F-1 (Floodway) zoning**

O-3 zoning for these two properties will put all the site under O-3 zoning and allow its development under the same zoning requirements, which are appropriate for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. O-3 zoning would allow the applicant's proposed development of office uses on the property, consistent with the sector plan.
2. The access to S. Northshore Dr, a five lane facility can support office development of this site.
3. The O-3 zoning district allows a limited variety of uses and is intended for development of areas close to established residential neighborhoods such as this location.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have no impact on schools. The impact on S. Northshore Dr., a major arterial street with a high traffic volume, should be minimal.

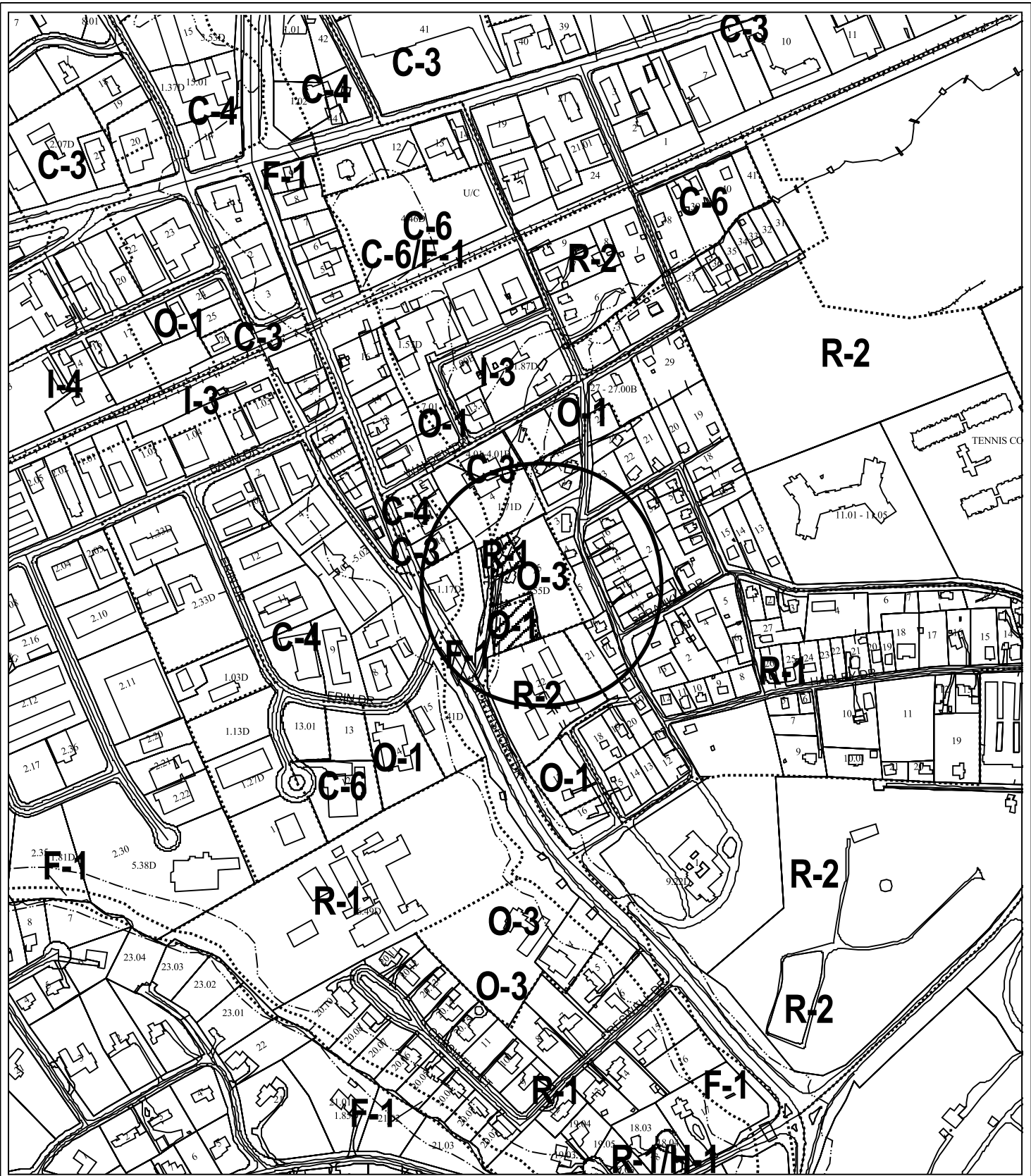
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City sector plan proposes low density residential use for this site, conflicting with the proposal.
2. The City of Knoxville One Year Plan's current office designation for the property should be maintained.
3. Approval of this proposal is not expected to lead to additional rezoning requests on other properties in this area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/15/2008 and 1/28/2008. 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.



**12-M-07-RZ
REZONING**

Petitioner: Northshore Commons, LLC

Map No: 121

Jurisdiction: City



From: R-1 (Low Density Residential), O-1 (Office, Medical & Related Services) and F-1 (Floodway)
To: O-3 (Office Park) and F-1 (Floodway)

Original Print Date: 12/06/07

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

