



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

▶ **FILE #:** 10-D-09-RZ

AGENDA ITEM #: 34

AGENDA DATE: 10/8/2009

▶ **APPLICANT:** HOLROB - CEDAR BLUFF, LLC

OWNER(S): C/O DAN HOLBROOK-EXECUTOR ESTATE OF KAPTOLA MCMURRY

TAX ID NUMBER: 132 028

JURISDICTION: City Council District 2

▶ **LOCATION:** North side Kingston Pike, east side N. Cedar Bluff Rd.

▶ **APPX. SIZE OF TRACT:**

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Kingston Pike, a four lane major arterial street within 160' of right of way, or N. Cedar Bluff Rd., a four lane major arterial street within 125' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural) & R-2 (General Residential)

▶ **ZONING REQUESTED:** PC-1 (Retail and Office Park)

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

▶ **PROPOSED USE:** Mixed use commercial, office and residential

EXTENSION OF ZONE: Not an extension of PC-1 zoning, but the property is surrounded by other commercial zones

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: Restaurant and businesses / C-6 (General Commercial Park) and PC-2 (Retail and Distribution Park)

South: Kingston Pike - Church / O-1 (Office, Medical & Related Services)

East: Shopping center / PC-2 (Retail and Distribution Park) and C-3 (General Commercial)

West: N. Cedar Bluff Rd. - Vacant land / SC-3 (Regional Shopping Center)

NEIGHBORHOOD CONTEXT: This area between Kingston Pike and I-40 and east of N. Cedar Bluff Rd. is developed with commercial and office uses under C-3, C-6 and PC-2 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE PC-1 (Retail and Office Park) zoning.**

PC-1 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of commercial zoning from the north, east and west. PC-1 will require use on review approval of a development plan by MPC prior to development of the land.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposed PC-1 zoning is compatible with the scale and intensity of the surrounding development and

zoning pattern.

2. Because of the large size of the site and its prominent location at the intersection of two major arterial streets, a planned zoning district is preferred for the commercial development of this site. The proposed PC-1 zoning will require use on review approval of a development plan by MPC prior to any development of the land.
3. Both the One Year Plan and the sector plan propose commercial uses for the site, consistent with the proposed PC-1 zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The PC-1 zoning district is established to provide for the unified development of uses ranging from retail stores and services such as those found in neighborhood and community shopping centers to businesses and professional offices. In the interest of promoting orderly design and development, the district regulations emphasize rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping and the mitigation of adverse offsite impacts.
2. Based on the above general intent, this site is appropriate for PC-1 development. During the use on review process, the above issues can be addressed.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact on the street system would depend on the type of development proposed. The two major arterial streets on which the property fronts should have the capacity to support the additional trips that will be created by the development of the site. There is a traffic signal with extra turning lanes at the southwest corner of the site.
3. The proposal is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. Commercial zoning and uses are located to the north and east of the site.
4. The PC-1 zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for MPC and City Engineering staff to review the plan and address issues such as traffic circulation, layout, access, landscaping, drainage and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

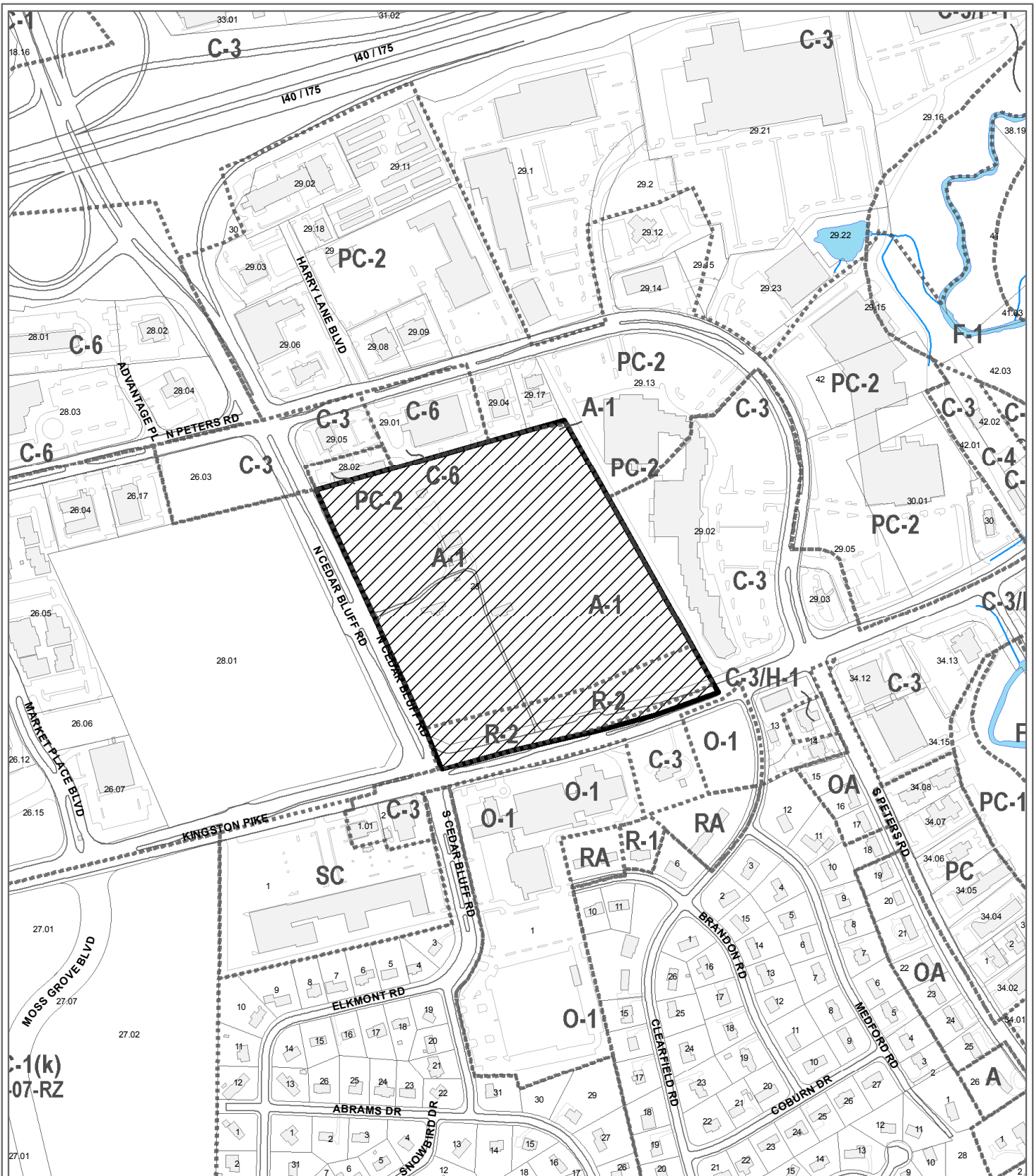
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the proposed PC-1 zoning.
2. The One Year Plan proposes mixed uses, limited to medium density residential, office and general commercial uses, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/3/2009 and 11/17/2009. 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.



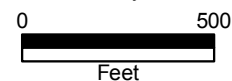
**10-D-09-RZ
REZONING**

From: A-1 (General Agricultural) & R-2 (General Residential)
To: PC-1 (Retail and Office Park)



Petitioner: Holrob - Cedar Bluff, LLC

Map No: 132
Jurisdiction: City



Original Print Date: 9/22/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902