



PLAN AMENDMENT REPORT

▶ FILE #: 7-C-19-SP **AGENDA ITEM #:** 26
 POSTPONEMENT(S): 7/11/2019 **AGENDA DATE:** 8/8/2019
▶ APPLICANT: **TM3 PROPERTIES, LLC**
 OWNER(S): Todd Miller / TM3 Properties, LLC

TAX ID NUMBER: 154 L A 012 & 10101 [View map on KGIS](#)
JURISDICTION: Council District 2
STREET ADDRESS: 0 Osprey Point Ln
▶ LOCATION: **South side of South Northshore Drive, north side of Osprey Point Lane**
▶ APPX. SIZE OF TRACT: **1.76 acres**
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with 4 lanes and a center median within 300' of righth-of-way, or Osprey Pointe Ln., a local street with 22' of pavement width within 150' of right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
WATERSHED: Tennessee River

▶ PRESENT PLAN AND ZONING DESIGNATION: **O (Office) /**
▶ PROPOSED PLAN DESIGNATION: **GC (General Commercial)**
▶ EXISTING LAND USE: **Vacant**
▶ PROPOSED USE: **Mix of retail, medical, personal services, etc.**
EXTENSION OF PLAN DESIGNATION: No.
HISTORY OF REQUESTS: 7-J-12-RZ (A to O), 10-C-17-RZ (O to GC denied)
SURROUNDING LAND USE AND PLAN DESIGNATION:
 North: S. Northshore Dr., I-140 right-of-way / ROW / OS-1 (Open Space Preservation)
 South: Osprey Pointe Ln., residences / LDR / A-1 (General Agricultural) and PR (Planned Residential)
 East: I-140 right-of-way / ROW / OS-1 (Open Space Preservation)
 West: Osprey Pointe Ln., office and indoor storage facility / COUNTY / OB (Office, Medical & Related Services)
NEIGHBORHOOD CONTEXT This site is located south of the Northshore Town Center in the southwest quadrant of the I-140 / S. Northshore Dr. interchange. The area is developed with a mix of residential, office and commercial uses under various City and County zoning districts.

STAFF RECOMMENDATION:

- ▶ **Postpone for 60-days to the October 10, 2019 meeting, as per the applicant's request.**

Staff recommends postponement for 60-days to the October 10, 2019 meeting, as per the applicant's request.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2018 and 8/28/2018. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 7-M-19-RZ **AGENDA ITEM #:** 26
7-C-19-PA **AGENDA DATE:** 8/8/2019

POSTPONEMENT(S): 7/11/2019

▶ **APPLICANT:** **TM3 PROPERTIES, LLC**
OWNER(S): Todd Miller / TM3 Properties, LLC

TAX ID NUMBER: 154 L A 012 AND 10101 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 0 Osprey Point Lane

▶ **LOCATION:** **South side of S. Northshore Drive, north side of Osprey Point Lane**

▶ **TRACT INFORMATION:** **1.76 acres.**

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via S. Northshore Drive, a major arterial street with 4 lanes and a center median within 300' of right-of-way, or Osprey Point Lane, a local street with 22' of pavement width within 150' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT PLAN DESIGNATION/ZONING:** **O (Office) / O-1 (Office, Medical, and Related Services)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **GC (General Commercial) / C-6 (General Commercial Park)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Mix of retail, medical, personal services, etc.**

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: 7-J-12-RZ (A-1 to O-1), 10-D-17-RZ (O-1 to C-6 denied)

SURROUNDING LAND USE, PLAN DESIGNATION, North: S. Northshore Dr., I-140 right-of-way / ROW / OS-1 (Open Space Preservation)

ZONING

South: Osprey Point Ln., residences / LDR / A-1 (General Agricultural) and PR (Planned Residential)

East: I-140 right-of-way / ROW / OS-1 (Open Space Preservation)

West: Osprey Point Ln., office and indoor storage facility / COUNTY / OB (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: This site is located south of the Northshore Town Center in the southwest

quadrant of the I-140 / S. Northshore Drive interchange. The area is developed with a mix of residential, office and commercial uses under various city and county zone districts.

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COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/11/2018 and 9/25/2018. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.