

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE · KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 8-F-07-RZ                      **Related File Number:** 8-C-07-SP  
**Application Filed:** 6/29/2007              **Date of Revision:**  
**Applicant:** ANDREWS PROPERTIES, INC.

### PROPERTY INFORMATION

**General Location:** South side Kingston Pike, south of Market Place Blvd., west of N. Cedar Bluff Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 027 OTHER: MAP ON FILE AT MPC                      **Jurisdiction:** City  
**Size of Tract:** 104.93 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Mixed uses - Commercial (40 acres), offices, attached dwellings              **Density:** 9 du/ac.  
(apartments) and assisted living facility  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Mixed Uses and Slope Protection Area  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 9320 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PC-1 (Retail and Office Park), O-1 (Office, Medical & Related Services) & RP-1 (Planned Residential)  
**Previous Requests:** 5-F-91-RZ (Annexation)  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PC-1 (Retail and Office Park) & H-1 zone (40 acres+-), O-1 (Office Medical and Related Services) (26 acres) and RP-1 (Planned Residential) at up to 8 du/ac on 39 acres south of the gas easement, subject to the following conditions:

Staff Recomm. (Full):

MPC staff recommended the following conditions for these rezonings, which were not included in the Planning Commission recommendation:

The PC-1 is subject to: 1) a transitional office area a minimum of 100' wide, including 20' of undisturbed area, adjacent to the residentially zoned project boundary, as depicted on the attached Land Conservation and Development Diagram, 2) providing at least 2 points of access to Kingston Pike; 3) preserving the Sherrill House under an H-1 (Historic Overlay) District, and 4) providing a pedestrian and bicycle access to surrounding development, and vehicle access to the adjacent SC zone.

The O-1 zoning is subject to: 1) two-story height limitation within 100 feet of the adjacent residential property, 2) screening of any parking area within 100 feet of adjacent residential lots, and 3) leaving a 50 foot undisturbed tree and landscape buffer plus a 25 foot building setback from the undisturbed buffer along the edge of the property.

The RP-1 zoning at up to 8 du/ac. (The applicant requested up to 9 du/ac.) with a 75 foot undisturbed tree and landscape buffer around the east, west, and south boundary of the site, and three story height limitation.

Both the PC-1 and RP-1 zones require MPC approval of a development plan prior to construction, and the O-1 zone requires MPC site plan approval for multi-family and other more intensive uses such as hotels and motels, assisted living facilities, colleges and churches. Additionally, a condition of the sector plan approval was the requirement for a comprehensive development plan for the entire site which would be expected to show a master development plan for the overall development that integrates and encourages easy vehicular and pedestrian-oriented access between the major land use activities of the site, including:

- a. A street profile and circulation plan (including sidewalks and greenways) with at least two connections to Kingston Pike;
- b. lighting plan;
- c. signage plan; and
- d. landscape and tree conservation plan (including slopes and buffers that are to be protected.)

On August 16, 2007 the Historic Zoning Commission approved the H-1 Historic Overlay for the Sherrill House property as shown on the attached map.

Comments:

Action:

Approved as Modified

Meeting Date: 8/9/2007

Details of Action:

Summary of Action:

PC-1 (Retail and Office Park) (40 acres+-), PC-1/H-1 (Historic Overlay), including the Design Guidelines, O-1 (Office Medical and Related Services) (26 acres) and RP-1 (Planned Residential) at up to 8 du/ac on 39 acres south of the gas easement

Date of Approval:

8/9/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 9/11/2007

**Ordinance Number:**

**Disposition of Case:** Approved as Modified

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 9/25/2007

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved as Modified

**If "Other":**

**Amendments:**

Conditions added on 75 feet setbacks and 50 ft. undisturbed areas, density 9 du/ac, no two story buildings 100 feet from boundary in O-1.

**Effective Date of Ordinance:**