

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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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www.knoxmpc.org

File Number: 1-B-16-UR **Related File Number:**
Application Filed: 11/24/2015 **Date of Revision:**
Applicant: CEDAR BLUFF COMPANY

PROPERTY INFORMATION

General Location: South side of Kingston Pike, West side of S. Cedar Bluff Rd.
Other Parcel Info.:
Tax ID Number: 132 G F 001 **Jurisdiction:** County
Size of Tract: 8.32 acres
Accessibility: Access to the site is via Kingston Pk., a 6 lane median divided arterial street within 130' of right-of-way, and S. Cedar Bluff Rd, a 2 lane median divided local street within 98' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center
Surrounding Land Use:
Proposed Use: Addition to existing shopping center in SC zoning district. **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located near the intersection of Cedar Bluff Rd. and Kingston Pike in an area that is composed of mixed commercial and office uses, and residential uses to the south.

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

Street: 9260 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center)
Former Zoning:
Requested Zoning:
Previous Requests:
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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a 2,875 square foot addition to the rear of the Cedar Springs Shopping Center subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting any relevant requirements of the Knox County Health Department.
2. Meeting any relevant requirements of First Utility District.
3. Completion of all parking and drive aisle changes prior to the issuance of occupancy permit for this project.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, the request meets all requirements for approval of a use-on-review in the SC (Shopping Center) district.

Comments:

The applicant is proposing a 2,875 square foot addition to the rear of the Cedar Springs Shopping Center. The addition is primarily for a new loading dock and storage space for an existing retail bay. The addition will extend the rear elevation of the shopping center approximately 5 feet closer to the rear property line, which adjoins a residential neighborhood. The existing vegetative screen is mature and will not be disturbed. The addition will require 15 new parking spaces be added to the shopping center, which will be added to the rear of the building.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. The addition will not impact the adjacent residential uses because the mature vegetative screen will not be disturbed and the rear of the building is currently used for loading and unloading purposes.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the SC zoning as well as the general criteria for approval of a use on review.
2. The proposed addition to the Cedar Springs Shopping Center, with the recommended conditions, is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development is located off of two arterial streets. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes commercial use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 1/14/2016

Details of Action:

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2. Meeting any relevant requirements of First Utility District.
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Summary of Action:

APPROVE the request for a 2,875 square foot addition to the rear of the Cedar Springs Shopping Center subject to 5 conditions.

Date of Approval:

1/14/2016

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: