

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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File Number: 1-E-15-UR **Related File Number:**
Application Filed: 11/24/2014 **Date of Revision:**
Applicant: OLDAcre McDONALD, LLC

PROPERTY INFORMATION

General Location: East side of Moss Grove Blvd., south of Kingston Pike.
Other Parcel Info.:
Tax ID Number: 132 02713 **Jurisdiction:** City
Size of Tract: 11.57 acres
Accessibility: Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** MU & GC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The Sherrill Hill mixed use development has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

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

Street: 146 Moss Grove Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park) (k)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a retail store with approximately 70,000 square feet subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the PC-1 (Retail and Office Park) (k) rezoning approval.
2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07-PA).
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Obtaining approval from the Knoxville Board of Zoning Appeals of the variance for the reduction in the required parking from 4.5 spaces per 1000 sq. ft. of gross leasable area to 4.0 spaces per 1000 sq. ft.
5. Installation of the sidewalk connection to the external sidewalk system as designated on the development plan.
6. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all applicable requirements of Knoxville's Sign Inspector.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

Comments: The applicant is proposing to develop approximately 70,000 square feet of retail space on a 11.57 acre site located on the east side of Moss Grove Blvd. (Joint Permanent Easement), the main entrance off of Kingston Pike into the Sherrill Hill development. The access driveway for this site is off of Moss Grove Blvd. directly across from the access driveway that serves Academy Sports.

This commercial site adjoins six residential lots of Cedar Bluff Subdivision and is subject to the rezoning conditions that required "that there be a 75 foot "no build" area from the adjacent residentially zoned properties with 50 feet to be an undisturbed area (unless by agreement between the property owner and adjoining residential owners with the approval of the Metropolitan Planning Commission, a berm or fence or additional vegetation is placed in the undisturbed area) giving a total of 75 foot building separation from the adjoining residentially zoned properties". The building will be set back a minimum of 190' from the residential subdivision.

Due to the nature of their business, the applicant is requesting a variance from the Knoxville Board of Zoning Appeals for the reduction in the required parking from 4.5 spaces per 1000 sq. ft. of gross leasable area to 4.0 spaces per 1000 sq. ft.

The applicant is proposing a 12' high monument sign which is consistent in height with other monument signs that have been approved within this development.

The traffic impact study that had been prepared for the entire Sherrill Hill development covered the proposed commercial development on this site. The recommended improvements at the Kingston Pike and Moss Grove Blvd. intersection have been put in place.

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

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development

recommended improvements that will address the traffic impacts of this development.

3. The impacts from this proposed commercial development on the residences that adjoin the Sherrill Hill development to the east will be reduced by the required 50 foot undisturbed buffer along that boundary line, the proposed landscaping and the 190' building setback.

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 PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed retail stores with the recommended conditions are 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 substantial additional traffic through residential areas since the development is located off an arterial street. 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 amended Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 1/8/2015

- Details of Action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the PC-1 (Retail and Office Park) (k) rezoning approval.
 2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07-PA).
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 7. Meeting all applicable requirements of the Knoxville Department of Engineering.
 8. Meeting all applicable requirements of Knoxville's Sign Inspector.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

Summary of Action: APPROVE the development plan for a retail store with approximately 70,000 square feet subject to 8 conditions.

Date of Approval: 1/8/2015 **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: **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:**