

# 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-H-06-UR

**Related File Number:**

**Application Filed:** 12/12/2005

**Date of Revision:**

**Applicant:** CHARLES ROSS

**Owner:**

## PROPERTY INFORMATION

**General Location:** North side of Washington Pike, southwest side of New Harvest Ln.

**Other Parcel Info.:**

**Tax ID Number:** 59 6, 7.02 & 19

**Jurisdiction:** City

**Size of Tract:** 18.38 acres

**Accessibility:** Access is via Washington Pike, a minor arterial street with 2 to 4 lanes within a 50' to 90' right-of-way, and New Harvest Ln., a local street with a 32' pavement width within a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:**

**Proposed Use:** Shopping Center

**Density:** NA

**Sector Plan:** North City

**Sector Plan Designation:**

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This former Farmer's Market site is within an emerging commercial/light industrial development node that has developed around the I-640/ Washington/Millertown Pike interchange under I, I-2, I-3, C-3, C-6 and SC-3 zones.

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

**Street:** Washington Pike

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC-1 (Retail and Office Park)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** Property was rezoned to PC-1 (Retail and Office Park) with a condition (see comments) by Knoxville City Council on November 8, 2005.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**



improvements, there will be sufficient capacity to handle the additional traffic which will be generated by this development.

3. This request will have no impact on schools.

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

1. The proposal meets all requirements of the PC-1 zoning district, as well as other criteria for approval of a use on review.

2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since it is located on a minor 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 proposed development conforms with the North City Sector Plan which proposes commercial and light industrial uses for this property.

2. Staff has reviewed the design guidelines of the Farmers Market Reuse Study and finds the proposed development, with the recommended conditions, to be consistent with those guidelines

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

**MPC Action:** Approved

**MPC Meeting Date:** 1/12/2006

**Details of MPC action:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Coordinating with the City of Knoxville on the implementation of the street improvements to Washington Pike and Greenway Dr. that are development related.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project.
6. The declaration of protective covenants shall be revised and submitted to Planning Commission Staff for approval prior to being recorded at the Knox County Register of Deeds and prior to issuance of the first occupancy permits for the project. See the comments section for revisions to the covenants.
7. This approval does not include approval of the signage for the proposed development. An overall signage master plan shall be submitted for Planning Commission approval, addressing the design details for wall, monument and directional signs for the development.
8. Submitting a lighting plan, which is in keeping with the intent of the Farmer's Market Study, to Planning Commission Staff for approval.
9. Submitting design plans, elevations and signage for the two free standing restaurants to Planning Commission Staff for review and approval prior to submitting applications for building permits.

With the conditions noted above, this request meets the requirements for approval in the PC-1 zone, as well as other criteria for approval of a use on review.

**Summary of MPC action:** APPROVE the shopping center development plan in the PC-1 (Retail and Office Park) zoning district, subject to 9 conditions:

**Date of MPC Approval:** 1/12/2006

**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:**