# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:1-H-06-URApplication Filed:12/12/2005Applicant:CHARLES ROSSOwner:CHARLES ROSS

#### **PROPERTY INFORMATION**

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

 Other Parcel Info.:
 Jurisdiction:

 Tax ID Number:
 59 6, 7.02 & 19

 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.

**Related File Number:** 

Date of Revision:

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 Ar	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)

PC-1 (Retail and Office Park)

Washington Pike

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:

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:

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 shopping center development plan in the PC-1 (Retail and Office Park) zoning district, subject to 9 conditions:		
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance</li> <li>Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.</li> <li>Coordinating with the City of Knoxville on the implementation of the street improvements to Washington Pike and Greenway Dr. that are development related.</li> <li>Meeting all applicable requirements of the Knoxville Engineering Division.</li> <li>Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project.</li> <li>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.</li> <li>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.</li> <li>Submitting a lighting plan, which is in keeping with the intent of the Farmer's Market Study, to Planning Commission Staff for approval.</li> <li>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.</li> </ol>		
	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.		
Comments:	This application is for a shopping center on 18.38 acres with a total of 150,000 square feet of retail shops and three restaurants with a total area of 12,100 square feet. This site is a part of the former Farmer's Market site on Washington Pike that is being redeveloped with a Target store and shopping center The 126,900 square foot Target store was approved by Knox County prior to annexation into the City and is being constructed under the County permits.		
	The entire development site was rezoned to PC-1 (Retail and Office Park) by Knoxville City Council on November 8, 2005 with the condition that the future development of the property (the area covered by this application) be consistent with the design guidelines and land use policies of the Planning Commission's Farmers Market Reuse Study of July 2003.		
	After reviewing the draft restrictive covenants for the development, Staff is recommending that the following changes be incorporated: 1) Revising the prohibited uses list to include the prohibited uses listed in the Farmers Market Reuse Study; 2) Revising the signage standards (proposed signage does not comply with the Knoxville Zoning Ordinance) to reflect the signage master plan once it is submitted to and approved by the Planning Commission; and 3) Including architectural design (in terms of building materials and colors) and landscape guidelines for the two free standing restaurants that are consistent with the approved development and the design guidelines of the Farmers Market Reuse Study.		
	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. This section of Washington Pike is listed as a capital project in the City's CIP, and with the proposed

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

Date of Withdrawal:	Withdrawn prior to publication?:  Action Appealed?:			
Date of MPC Approval:	1/12/2006	Date of Denial:	Postponements:	
Summary of MPC action:	APPROVE the shopping center development plan in the PC-1 (Retail and Office Park) zoning district, subject to 9 conditions:			
	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.			
Details of MPC action:	<ol> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance</li> <li>Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.</li> <li>Coordinating with the City of Knoxville on the implementation of the street improvements to Washington Pike and Greenway Dr. that are development related.</li> <li>Meeting all applicable requirements of the Knoxville Engineering Division.</li> <li>Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project.</li> <li>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.</li> <li>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.</li> <li>Submitting a lighting plan, which is in keeping with the intent of the Farmer's Market Study, to Planning Commission Staff for approval.</li> <li>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.</li> </ol>			
MPC Action:	Approved		MPC Meeting Date: 1/12/2006	
	use should not signi additional traffic thro land uses will pose a CONFORMITY OF 1. The proposed de and light industrial u 2. Staff has reviewed development, with th	ficantly injure the value of a bugh residential areas since a hazard or create an unsu THE PROPOSAL TO ADO evelopment conforms with the ses for this property. and the design guidelines of the recommended condition	to minimize the impact to surrounding properties. The adjacent property. The use will not draw substantial e it is located on a minor arterial street. No surrounding uitable environment for the proposed use. OPTED MPC PLANS the North City Sector Plan which proposes commercial if the Farmers Market Reuse Study and finds the proposed hs, to be consistent with those guidelines of Area on the Knoxville-Knox County-Farragut Growth	
	of a use on review. 2. The proposed us proposed developm Plan. The use is in	ets all requirements of the e is consistent with the ger ent is consistent with the ac harmony with the general p	PC-1 zoning district, as well as other criteria for approval neral standards for uses permitted on review: The adopted plans and policies of the General Plan and Sector purpose and intent of the Zoning Ordinance. The plans	

# 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: