

# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW



**File Number:** 1-J-19-UR **Related File Number:**  
**Application Filed:** 11/26/2018 **Date of Revision:**  
**Applicant:** CEDAR BLUFF COMPANY

### PROPERTY INFORMATION

**General Location:** South side of Kingston Pike, west of S. Cedar Bluff Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 G C 001 **Jurisdiction:** County  
**Size of Tract:** 8.32 acres  
**Accessibility:** Access to the site is via Kingston Pk., a 6 to 7 lane median divided arterial street within a 130' right-of-way, and S. Cedar Bluff Rd, a 2 lane median divided local street within a 100' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Shopping Center  
**Surrounding Land Use:**  
**Proposed Use:** 2,400 sqft retail building **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** CC (Community Commercial)  
**Growth Policy Plan:** Urban Growth Area  
**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 developed in the SC, PC-1, C-3, C-6 and SC-3 zones; and residential uses to the south in the RB zone.

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

**Street:** 9202 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:** None noted

### 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a free standing retail building of approximately 2,400 square foot at the Cedar Springs Shopping Center, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Obtaining all required variances from the Knox County Board of Zoning Appeals, including but not limited to the number of off-street parking spaces.

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

Comments:

This proposal is a new free standing retail building that is 2,400 sqft and located on the west side of the existing parking lot, behind the recently approved and constructed ATM. The new retail building will utilize the existing parking lot, however, it will result in the loss of 19 parking spaces and will increase the required number of parking spaces by 12. According to the floor area of the entire shopping center provided by the applicant, 378 parking spaces are required and 304 spaces are being provided. Staff does not have concern with the reduced number of parking stalls being provided because it is still at a ratio of 4 spaces per 1,000 sqft of floor area. Though this property is located outside of the City limits of Knoxville, it is surrounded by commercial property that is in the City and the minimum parking requirement in the City is 3 spaces per 1,000 sqft of floor area.

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 proposed retail building will have no impact on the residential neighborhood located to the south.

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 an arterial street. No surrounding land uses will pose a hazard or create and 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: 1/10/2019

Details of Action:

**Summary of Action:** APPROVE the development plan for a free standing retail building of approximately 2,400 square foot at the Cedar Springs Shopping Center, subject to 4 conditions.

**Date of Approval:** 1/10/2019      **Date of Denial:**      **Postponements:**

**Date of Withdrawal:**      **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County 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:**