

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: 10-C-16-UR **Related File Number:**
Application Filed: 8/26/2016 **Date of Revision:**
Applicant: RSOLUTION SCOTT EUCKER

PROPERTY INFORMATION

General Location: Southwest side Loves Creek Rd., northwest side Millertown Pk.
Other Parcel Info.:
Tax ID Number: 59 E A 007, 008 **Jurisdiction:** City
Size of Tract: 2.9 acres
Accessibility: Access is via Millertown Pk., a three lane arterial street with 42' of pavement within a 65' right of way, and Loves Creek Rd., a local street with 34' pavement within a 56' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Hardee's restaurant **Density:**
Sector Plan: North City **Sector Plan Designation:** MU-RC (regional mixed use district)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned SC-3 (regional shopping center), C-3 and C-6 commercial. Development in the area consists of Knoxville Center Mall, Wal Mart / Sams Club, Food City and other commercial uses. Loves Creek is along the western boundary of this site.

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

Street: 2601 Loves Creek Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional Shopping Center) & F-1 (Flowway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The SC-3 zoning on this property is associated with the Knoxville Center Mall.

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 development plan for a drive-thru restaurant that is approximately 3,000 square feet, subject to the 7 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project.
5. All signage is subject to compliance with the Knoxville Zoning Ordinance Sign Regulations and approval by the Knoxville Plans Review and Inspections Division.
6. Revising the Traffic Impact Study as required by the Knoxville Department of Engineering and obtaining approval to allow a right-in/right-out turn movement along Millertown Pike.
7. Revising the design of the deceleration lane and right-in/right-out access along Millertown Pike as required by the Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval of a use on review in the SC-3 District.

Comments: The applicant is proposing to build a drive-thru restaurant in the Millertown Center commercial subdivision that will be located at the intersection of Millertown Pk. and Loves Creek Rd. The site is currently undeveloped. Access from Millertown Pk. is recommended by staff to be right-out only unless the applicant can document that the right-in turn movement does not adversely affect the traffic on Millertown Pk nor a safety hazard. The proposal includes a greenway easement along the Loves Creek Rd. frontage which will allow the City to install a greenway that is proposed to connect the loop greenway trail around the Wal-Mart and New Harvest Park.

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

1. The proposal will place minimal additional demand on utilities.
2. If the Traffic Impact Study and its recommended improvements are approved by the Department of Engineering, the proposal will have minimal impact on traffic in the area.
3. The proposed development is compatible with the scale and intensity of the surrounding development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. If the revised Traffic Impact Study demonstrates to the satisfaction of Department of Engineering that the right-in turn is safe, this proposed development 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 use is compatible with the character of the area 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with the Knoxville One Year Plan and the East City Sector Plan which propose regional commercial uses for this site.
2. The site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 3/9/2017

Details of Action:

Summary of Action: APPROVE the development plan for a drive-thru restaurant that is approximately 3,000 square feet, subject to the 7 conditions.

Date of Approval: 3/9/2017

Date of Denial:

Postponements: 10/13/2016-2/9/2017

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: