

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-E-00-UR **Related File Number:**
Application Filed: 9/11/2000 **Date of Revision:**
Applicant: CH DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: South side of Clinton Hwy., west side of Merchant Dr.
Other Parcel Info.:
Tax ID Number: 68 N A 16 **Jurisdiction:** City
Size of Tract: 1.85 acres
Accessibility: Access is via Clinton Hwy, a major arterial street with a required right-of-way of 100' and Merchant Dr., a major arterial street with a required right-of-way of 88'.

GENERAL LAND USE INFORMATION

Existing Land Use: Retail/Offices
Surrounding Land Use:
Proposed Use: Retail/Pharmacy **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located at the intersection of two major arterial streets in an area that has been developed with a mix of commercial uses. Residential subdivisions are located both north and south of this site behind the commercial development that fronts the two major arterials.

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

Street: 5401 Clinton Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-2 (Community 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:

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: TPB

Staff Recomm. (Abbr.): APPROVE the development plan and sign system for the 10,880 square foot CVS Pharmacy subject to 8 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Obtaining a street connection permit from the Tennessee Department of Transportation for modifications to the access drive onto Clinton Hy.
4. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project.
5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Re-striping of the parking lot in the area of the relocated entrance onto Clinton Hy., located along the northwest boundary of the property.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC Staff prior to the issuance of building permits for this project.

With the conditions noted, this development plan meets the requirements for approval of a Use-on-Review.

Comments: The applicant is proposing to build a 10,880 square foot CVS Pharmacy in an existing shopping center located at the northwest corner of the intersection of Clinton Hwy. and Merchant Dr. This 1.85 acre lot is presently the site of a commercial building of approximately 10,919 square feet that will be demolished. CVS Pharmacy will be leasing the site. A sign system, meeting the requirements of the Zoning Ordinance, has been submitted for consideration and approval. The applicant is proposing to utilize wall signs and two pylon signs, with one sign along Clinton Hy. and the second one along Merchant Dr.

The proposed access from Clinton Hy. will require a modification to the existing entrance subject to approval by the Tennessee Department of Transportation. Since this is one of the main entrances for the Merchants I-75 Expo and Krogers, re-striping of the parking lot in that area is necessary in order to provide for safe traffic flow.

MPC Action: Approved

MPC Meeting Date: 3/8/2001

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Obtaining a street connection permit from the Tennessee Department of Transportation for modifications to the access drive onto Clinton Hy.
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With the conditions noted, this development plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan and sign system for the 10,880 square foot CVS Pharmacy subject to 8 conditions.

Date of MPC Approval: 3/8/2001

Date of Denial:

Postponements: 10/12/00 - 2/8/01

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: