

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-E-12-UR **Related File Number:**
Application Filed: 8/27/2012 **Date of Revision:**
Applicant: SIMON PROPERTY GROUP, INC

PROPERTY INFORMATION

General Location: South side of Kingston Pike, west side of Morrell Rd.
Other Parcel Info.:
Tax ID Number: 120 K A 001 & 00104 **Jurisdiction:** City
Size of Tract: 11.26 acres
Accessibility: Access is via Morrell Rd., a minor arterial street with a five lane street section within an 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Mall
Surrounding Land Use:
Proposed Use: Restaurant **Density:**
Sector Plan: West City **Sector Plan Designation:** MU-RC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located at the West Town Mall at a major commercial node along Kingston Pike. The mall adjoins residential development to the south and west.

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

Street: 7600 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a restaurant containing approximately 7,500 square feet of floor space as shown on the development plan, subject to 6 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville Engineering Department.
6. Meeting all applicable requirements of Knoxville's Sign Inspector.

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 develop a 7,500 square foot restaurant (Cheesecake Factory) at the West Town Mall. The proposed restaurant will be located on the east side of the Mall adjacent to and on the south side of the main entrance to the Mall between Belks and Regal Cinemas. Vehicular access to the Mall in this area is from Morrell Rd.

Since the restaurant will be located adjacent to the Mall building, the main driveway and parking lot that is located along the building will be modified. While the proposed turns in the main driveway will slow traffic in the area of the Mall entrance, staff requested the addition of two speed tables in this area so that the access to the Mall will be more pedestrian friendly.

While there will be a reduction in total parking at the Mall with this building addition, overall the mall will have 525 parking spaces above Zoning Ordinance requirements. A variance was granted by the Board of Zoning Appeals in 1991 to allow an increase in maximum building lot coverage, from 20% to 33%. With this proposed building addition the lot coverage will be 24.8 %.

A traffic impact study was prepared to evaluate the traffic impact from the restaurant and it was determined that no offsite improvements would be needed.

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

1. Public water and sewer utilities are in place to serve this development.
2. With the construction of the traffic calming improvements, the traffic impact of this development will be minimized.
3. The proposed restaurant is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed development is consistent with all requirements of the SC-3 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 use is compatible with the character of the neighborhood where it is proposed. The use will not draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the West City Sector Plan propose mixed use - regional commercial uses 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:** 10/11/2012

Details of Action:

Summary of Action: APPROVE the request for a restaurant containing approximately 7,500 square feet of floor space as shown on the development plan, subject to 6 conditions

Date of Approval: 10/11/2012 **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:**