

# 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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w w w • k n o x m p c • o r g

**File Number:** 11-C-12-UR                      **Related File Number:**  
**Application Filed:** 9/24/2012              **Date of Revision:**  
**Applicant:** SITE INCORPORATED

## PROPERTY INFORMATION

**General Location:** West side of Millertown Pike, north side of North Mall Rd., southeast side of Knoxville Center Dr., and southwest side of Kinzel Way.

**Other Parcel Info.:**

**Tax ID Number:** 59 L B 003                      **Jurisdiction:** City

**Size of Tract:** 12.49 acres

**Accessibility:** Access is via North Mall Rd., a major collector street and Knoxville Center Dr. the major access drive serving the Knoxville Center Mall.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial

**Surrounding Land Use:**

**Proposed Use:** Sam's Club retail expansion and addition of a 12 pump fuel center              **Density:**

**Sector Plan:** North City                      **Sector Plan Designation:** MU-RC

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** Property in the area is zoned SC-3 regional shopping center and C-3 and C-6 commercial. Development in the area consists of Knoxville Center Mall, Wal-Mart and mixed commercial uses.

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

**Street:** 2920 Knoxville Center Dr

**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 the Sam's Club retail expansion and addition of a 12 pump fuel center 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 in the SC-3 District, and the other criteria for approval of a use on review.

Comments: The applicant is proposing an expansion to the Sam's Club discount store near Knoxville Center Mall of approximately 24,490 square feet and the addition of a 12 pump fuel center. The building expansion will be on the northwest side of the store towards Knoxville Center Dr. The fuel center will be located at the southeast corner of the site near the intersection of Millertown Pike and North Mall Rd.

The site will still have four access connections to adjacent streets and drives with a slight shift in the driveway connections to Knoxville Center Dr. and Millertown Pike. The driveway connection to North Mall Rd. will not change. The main perimeter driveway serving the site will be shifted to the south and west allowing for the addition and relocation of parking. The existing parking lot will be changed from diagonal parking to 90 degree parking. Since the building addition will shift the entrance to the store closer to Knoxville Center Dr., the driveway in front of the store will not have a direct connection to Knoxville Center Dr. in order to reduce cut-through traffic in front of the store.

A traffic impact study was prepared by CDM Smith to evaluate the traffic impact from the retail addition and fuel center. It was determined that the proposed improvements will not adversely impact the adjacent streets or intersections and will have minimal impact on the levels of service.

The existing detention pond located at the southwest corner of the site will be replaced by underground detention in the new parking lot.

**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. The traffic impact of the proposed improvements will not adversely impact the adjacent streets or intersections and will have minimal impact on the levels of service.
3. The proposed development 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the North 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:** 11/8/2012

- Details of Action:**
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 in the SC-3 District, and the other criteria for approval of a use on review.

**Summary of Action:** APPROVE the request for the Sam's Club retail expansion and addition of a 12 pump fuel center as shown on the development plan subject to 6 conditions.

**Date of Approval:** 11/8/2012 **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:**