

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: 11-K-04-UR **Related File Number:**
Application Filed: 10/11/2004 **Date of Revision:**
Applicant: GREENBERG FARROW ARCHITECTURE
Owner:

PROPERTY INFORMATION

General Location: North side Kingston Pike, west side Market Place Blvd.
Other Parcel Info.:
Tax ID Number: 132 26.09, 26.10, 26.11, & OTHER: 26.15 & 26.18 **Jurisdiction:** City
Size of Tract: 7.54 acres
Accessibility: Access is via Kingston Pike a major arterial street with four through lanes and a mix of turning lanes within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping center
Surrounding Land Use:
Proposed Use: Modifications to the Home Depot building and signage, also including circulation and parking lot changes for the shopping center **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located within a major commercial corridor along Kingston Pike and N. Peters Rd.

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

Street: 9361 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:

1. The proposal meets all requirements of the SC-3 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review.
2. The proposed modifications to the shopping center are consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan proposes general commercial uses for the site, consistent with the proposal.
2. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the proposal.

MPC Action: Approved **MPC Meeting Date:** 12/9/2004

- Details of MPC action:**
1. Approval of the street closure request for Ronald Reagan Dr. (11-A-04-SC) by Knoxville City Council.
 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 3. Landscaping in the islands located adjacent to the intersections of the parking bay drive aisles and the main drive aisles shall not interfere with visibility of traffic in the main drive aisles.
 4. Installation of landscaping as shown on the development plan (as revised for item 3 above) within six months of the completion of the parking lot modifications.
 5. Meeting all applicable requirements of the Knoxville City Arborist.
 6. Meeting all applicable requirements of the Knoxville Engineering Division.
 7. Obtaining approval from the property owners of the parcels that are impacted by the proposed improvements prior to the issuance of any grading or building permits for this project.
 8. A final plat consolidating the Home Depot property, incorporating the closed right-of-way into adjoining property and providing for legal access under the Minimum Subdivision Regulations for all lots shall be submitted for review by the Planning Commission prior to the issuance of any grading or building permits for this project.

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

Summary of MPC action: APPROVE the development plan for modifications to the Home Depot building and signage, and for circulation and parking lot changes for the shopping center subject to 8 conditions.

Date of MPC Approval: 12/9/2004 **Date of Denial:** **Postponements:** 11/10/2004

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:**