# **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW

File Number: 11-K-04-UR Related File Number:

**Application Filed:** 10/11/2004 **Date of Revision:** 

**Applicant:** GREENBERG FARROW ARCHITECTURE

Owner:

METROPOLITAN
PLANNING
COMMISSION

Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## 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 Density:

circulation and parking lot changes for the shopping center

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:** 

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# 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

Tom Brechko Planner In Charge:

APPROVE the development plan for modifications to the Home Depot building and signage, and for Staff Recomm. (Abbr.):

circulation and parking lot changes for the shopping center subject to 8 conditions.

1. Approval of the street closure request for Ronald Reagan Dr. (11-A-04-SC) by Knoxville City Council. Staff Recomm. (Full): 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.

Comments:

The applicant is proposing to revise the circulation plan and parking lot layout in front of the Home Depot at the Market Place on Kingston Pike. The proposed changes will move the main flow of traffic entering the site from Kingston Pike at the western end of the shopping center away from the front of the Home Depot building. Traffc will be directed to the center of the parking lot for the shopping center. This proposed change is dependent on a proposed street closure (11-A-04-SC) for Ronald Reagan Dr. The street closure request was recommended for approval by the Planning Commission at the November 10, 2004 meeting. Knoxville City Council is scheduled to hear the request on December 7, 2004. With the closure of the right-of-way, the applicant will be required to submit a final plat to the Planning Commission that will consolidate the Home Depot property, incorporate the closed right-ofway into adjoining property and provide for legal access under the Minimum Subdivision Regulations for all lots.

The proposed circulation and parking lot changes will also allow the Home Depot to add a contractor pick-up area at the northern end of the building. Modifications are also being made to the garden center area and wall signage for the Home Depot building.

Due to the proposed alignment of the main drive aisle, the landscaping in the islands located adjacent to the intersections of the parking bay drive aisles and the main drive aisles needs to meet the visibility triangle requirements of the Knoxville Zoning Ordinance.

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

- 1. By diverting the main traffic flow away from the front of the building, the proposed changes will increase the safety of pedestrians accessing the buildings from the parking lot.
- 2. The proposal will have a minimal impact on the street system.
- 3. The proposal 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** 

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- 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 and 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

**Details of MPC action:** 

1. Approval of the street closure request for Ronald Reagan Dr. (11-A-04-SC) by Knoxville City Council.

MPC Meeting Date: 12/9/2004

- 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:

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