

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: 2-C-11-UR **Related File Number:**
Application Filed: 12/28/2010 **Date of Revision:**
Applicant: THE KROGER COMPANY

PROPERTY INFORMATION

General Location: Northeast side Middlebrook Pike on the north side of the intersection of Middlebrook Pike and N. Cedar Bluff Rd.
Other Parcel Info.:
Tax ID Number: 105 092 **Jurisdiction:** County
Size of Tract: 8.94 acres
Accessibility: Access is via Middlebrook Pike, a major arterial street that is a four lane divided highway with turn lanes within a required right-of-way of 112'.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping center
Surrounding Land Use:
Proposed Use: Kroger expansion into existing space for pharmacy with drive through. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in the center of commercial core area located at the intersection of Middlebrook Pike and N. Cedar Bluff Rd.

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

Street: 9161 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
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 development plan for the addition of a drive-through pharmacy and revised drive lanes at an existing shopping center, subject to 5 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Installation of the revised drive lanes as identified on the approved development plan prior to the issuance of an occupancy permit for the pharmacy addition.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Meeting all applicable requirements and obtaining any required approvals from the Knox County Fire Marshal.
 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC zoning district and all criteria for approval of a use on review.

Comments: The applicant is proposing to convert an existing retail space within the shopping center to a pharmacy for the Kroger store located on the northeast side of Middlebrook Pike at the north end of N. Cedar Bluff Rd. The proposed pharmacy will be located on the southeast side of the existing store and adjoins an existing driveway that provides access to the service area behind the shopping center. The pharmacy will include a covered drive-through area. The proposed drive-through will require modifications to the existing driveway.

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

1. The proposed pharmacy will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed improvements to the existing internal intersection and driveway will improve circulation through the center.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed pharmacy meets the standards for development within the PC zoning district and all other requirements of the Zoning Ordinance..
2. The proposed pharmacy 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 area 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this property for commercial use.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 2/10/2011

Details of Action:

Summary of Action: APPROVE the development plan for the addition of a drive-through pharmacy and revised drive lanes at an existing shopping center, subject to 5 conditions:
Date of Approval: 2/10/2011 **Date of Denial:** **Postponements:**
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: