

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: 2-F-11-UR **Related File Number:**
Application Filed: 1/14/2011 **Date of Revision:**
Applicant: ROCKY HILL SHOPPING CENTER

PROPERTY INFORMATION

General Location: Northwest side of S. Northshore Dr., northeast side of Rocky Hill Rd.
Other Parcel Info.:
Tax ID Number: 133 D A 020 & 021 **Jurisdiction:** City
Size of Tract: 9.5 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with a 22' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping center
Surrounding Land Use:
Proposed Use: Shopping center expansion **Density:**
Sector Plan: West City **Sector Plan Designation:** NC (Neighborhood Commercial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a developed commercial node around the Northshore/ Morrell Rd intersection, where properties are zoned C-1, C-3 and SC-1.

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

Street: 7585 S. Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-1 (Neighborhood 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 development plan for an addition of approximately 790 square feet to an existing eating and drinking establishment and Phase I parking expansion at the Rocky Hill Shopping Center, subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable building and fire code requirements.
3. Meeting all applicable requirements of the Knoxville Engineering Department
4. Prior to moving forward with the Phase 1 parking expansion, submitting a revised scaled development plan to MPC Staff that clearly shows that the proposed parking meets all requirements of the Knoxville Zoning Ordinance including the screening and landscape area required between S. Northshore Dr. and the proposed parking. The revised development and landscape plan shall be approved by MPC staff before obtaining other approvals. Landscaping shall be provided that will screen the headlights of parked vehicles from S. Northshore Dr.
5. Meeting all applicable requirements of the Knoxville City Arborist for any revisions to the parking lot.
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department

With the conditions noted above, this request meets all requirements of the SC-1 (Neighborhood Shopping Center) zoning district, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to add a covered patio to Rooster's Grill, an existing eating and drinking establishment located in Rocky Hill Shopping Center on S. Northshore Dr. The proposed addition of approximately 790 square feet will be located on the east side of the building and will require the removal of four parking spaces. Even with the addition and removal of existing parking, the shopping center still meets the parking requirements of the Knoxville Zoning Ordinance.

While the addition is proposed as a covered patio, staff's recommended approval would also allow for the addition to be enclosed subject to meeting all building and fire code requirements.

The applicant has proposed two possible parking expansions for the shopping center. This is additional parking for the shopping center which already exceeds minimum parking standards. Staff is only recommending approval of the Phase I parking subject to moving the parking back from the S. Northshore Dr. right-of-way in order to maintain the required 10' landscape buffer.

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

1. The proposed covered patio will have minimal impact on local services since all utilities are available to serve this site.
2. The existing shopping center has adequate parking to meet the requirements of this small addition.

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

1. With the recommended conditions, the proposed covered patio meets the standards for development within the SC-1 zoning district and all other requirements of the Zoning Ordinance..
2. The proposed development 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 West City Sector Plan identifies this property for neighborhood commercial use. The One Year Plan designates the site for general commercial use.
2. The site is identified as being within the Urban 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 an addition of approximately 790 square feet to an existing eating and drinking establishment and Phase I parking expansion at the Rocky Hill Shopping Center, subject to 6 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:**