

# 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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Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 3-C-01-UR                      **Related File Number:**  
**Application Filed:** 2/2/2001              **Date of Revision:**  
**Applicant:** KP VENTURE, LLC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Kingston Pike, southwest of Sanwood Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 39                      **Jurisdiction:** City  
**Size of Tract:** 4.2 acres  
**Accessibility:** Access is via Kingston Pk. , a five lane arterial street at this location.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Office/Retail Commercial development                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located on the south side of Kingston Pk. The property to the south and east of the site is developed with single family dwellings. The property to the north and west is developed with general commercial uses. This site is separated from the residential property by a significant grade difference.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC-1 (Retail and Office Park)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property zoned PC-1 at the time of annexation

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**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**

Planner In Charge: dk

Staff Recomm. (Abbr.): APPROVE the development plan for up to 20,000 sq. ft. of office/retail space as shown on the development plan subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Limiting the development to one ground or monument sign as permitted by the PC-1 sign regulations.
3. Installation of landscaping as shown on the development plan within six months after the issuance of an occupancy permit.
4. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District and the other criteria for approval of a Use on Review.

Comments:

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The applicants are proposing to build 20,000 sq. ft. of office/retail space on this site which is situated south of Kingston Pike between a body shop and the local Mazda dealer. The site has access to Kingston Pk. via a 50' wide strip. The site was rough graded some time ago. No additional grading toward the residences to the south and east will be required. Landscaping is proposed which will buffer the adjoining residences.

The development plan shows two monument signs. One sign is proposed to be located in close proximity to Kingston Pk. The other sign is in front of the proposed buildings. The sign regulations contained in the Knoxville Zoning Ordinance will permit one ground or monument sign per street frontage. In the case, the site is eligible for only one sign because the site only fronts on Kingston Pk.

MPC Action: Approved MPC Meeting Date: 3/8/2001

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Limiting the development to one ground or monument sign as permitted by the PC-1 sign regulations.
3. Installation of landscaping as shown on the development plan within six months after the issuance of an occupancy permit.
4. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District and the other criteria for approval of a Use on Review.

Summary of MPC action: APPROVE the development plan for up to 20,000 sq. ft. of office/retail space as shown on the development plan subject to 5 conditions.

Date of MPC Approval: 3/8/2001 Date of Denial: Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**