

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-A-19-UR **Related File Number:**
Application Filed: 2/22/2019 **Date of Revision:**
Applicant: GRAHAM CORPORATION

PROPERTY INFORMATION

General Location: North side of Clinton Hwy., West side of Callahan Drive
Other Parcel Info.:
Tax ID Number: 67 L B 004, 005 **Jurisdiction:** City
Size of Tract: 13.9 acres
Accessibility: Access is via internal driveways within the Crown Point Plaza Shopping Center with access out to Clinton Hwy., a major arterial street and Callahan Drive, a minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Creation of 3 new retail structures in an existing shopping center development **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** CC (Community Commercial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located at the northwest quadrant of a major commercial node located at the intersection of Clinton Hwy. and Callahan Drive.

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

Street: 6636 Clinton Hwy
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: The property was zoned PC (Planned Commercial) in 1989. The site plan for the first phase of the shopping center was approved in 1995.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for approximately 17,900 square feet of additional retail space at Crown Point Plaza Shopping Center as shown on the development plan subject to 12 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. At Access #1 as identified on the development plan, the driveway connection between the Jiffy Lube site and the new 8,000 square foot retail building shall be revised to an east bound one-way connection.
4. At Access #2 as identified on the development plan, move the proposed driveway across from the Wendy's driveway north by 1 parking space. The median cut on Clinton Highway shall be modified as required by the Tennessee Department of Transportation. This modification may result in the elimination of the left turn movement out of the Target site.
5. Improvements at Access #3 (includes the intersection of Clinton Highway and Callahan Drive) as identified on the development plan shall include striping and signage to further control traffic flow in the west bound right turn lane along Clinton Highway as approved by the Tennessee Department of Transportation and the Knoxville Department of Engineering.
6. At Access #4 as identified on the development plan, the southern end of the driveway that is parallel and closest to Callahan Drive shall be closed at the connection to the interior frontage road. A turnaround area for the parking lot shall be placed in that area, which may require one parking space to be used as the turnaround.
7. Obtaining all applicable approvals and permits from the Tennessee Department of Transportation (TDOT). During the permitting process, the timing and financial responsibility for completing the street improvements shall be worked out with TDOT.
8. Modified parking areas shall meet the requirements of the Knoxville Zoning Ordinance regarding parking space depth, drive aisle width, landscape terminal islands at the end of parking rows that are appropriately sized and required bike parking (shown and labeled).
9. Installing all landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project or phase of the project.
10. Meeting all requirements of the Knoxville Tree Protection Ordinance and the Urban Forester.
11. Meeting all applicable requirements of the Knoxville Department of Engineering.
12. A revised development and landscape plan reflecting the conditions of approval must be submitted to Planning staff for certification prior to the issuance of any grading or building permits for this project

With the conditions noted, this plan meets the requirements for approval in the PC-1 zone, and the other criteria for approval of a use on review.

Comments: The applicant is proposing to build additional retail space in the Crown Point Plaza Shopping Center on portions of the site that are currently being used for parking within the development. Even with the elimination of these parking spaces, the number of required parking spaces per the Knoxville Zoning Ordinance will still be met. The applicant is proposing two stand-alone buildings on the site with a 2,400 square foot building with a drive-thru window along the Callahan Dr., frontage just north of the SunTrust Bank, and an 8,000 square foot retail building with a drive-thru window along the Clinton Hwy. frontage just east of Jiffy Lube. An additional retail building with approximately 7,500 square feet will be located between Target and GB Shoes.

A traffic impact study was originally submitted for this site back in 1994. In early discussions with the applicant regarding the proposed new development at this shopping center, we had identified that an update would be needed to the previously approved traffic impact study. To address this issue Planning staff began meeting with the Tennessee Department of Transportation (TDOT) and Knoxville Department of Engineering staff prior to the application being submitted for the development in order to

determine what type of traffic impact analysis would be required.

On March 19, 2019, staff met with the applicant to discuss requested changes to the development plan that were outlined in the memorandum dated March 18, 2019. The memorandum outlined the following two options on addressing the traffic impact of the proposed development:

- a) Option 1: If you propose to move forward with this project using the existing site plan, you will need to complete a Level 2 Traffic Impact Study (TIS) for the entire site (shopping center and out-parcels). The study will need to address all access points to adjoining streets and include the intersections of Clinton Highway at Callahan Drive and Clinton Highway at Old Callahan Road.
- b) Option 2: Revise the development plan to address staff's safety concerns at the four access points (see attached map) with the recommended improvements identified below and complete a Traffic Impact Letter (TIL) analyzing any of the recommended improvements that you are not willing to make.

The applicant has submitted a revised site plan with a traffic impact letter. The revised plans have addressed some of the safety improvement changes that were recommended by staff under Option 2 but not all of them. As identified in the attached letter from TDOT dated April 3, 2019, this section of Clinton Hwy., has a crash rate that was 4.5 times higher than the statewide average for facilities of this type. It is City Engineering, TDOT and Planning staff's position that the recommended safety improvements (Conditions 3-7) are necessary in order to allow this project to move forward.

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

1. The proposed commercial development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development is compatible with the scale and intensity of the surrounding development.
3. With the recommended safety improvements to the proposed site plan identified in conditions 3-7 above, the proposed development will improve traffic safety in this area.

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

1. This proposed commercial 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 proposal is consistent with the Northwest City Sector which proposes commercial uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved as Modified

Meeting Date: 6/13/2019

Details of Action:

APPROVE the request for approximately 17,900 square feet of additional retail space at Crown Point Plaza Shopping Center as shown on the development plan subject to 9 conditions.

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. (Condition removed by Planning Commission.)
4. (Condition removed by Planning Commission.)
5. Improvements at Access #3 (includes the intersection of Clinton Highway and Callahan Drive) as identified on the development plan shall include striping and signage to further control traffic flow in the west bound right turn lane along Clinton Highway as approved by the Tennessee Department of Transportation and the Knoxville Department of Engineering.
6. (Condition removed by Planning Commission.)
7. Obtaining all applicable approvals and permits from the Tennessee Department of Transportation (TDOT). During the permitting process, the timing and financial responsibility for completing the street improvements shall be worked out with TDOT.
8. Modified parking areas shall meet the requirements of the Knoxville Zoning Ordinance regarding parking space depth, drive aisle width, landscape terminal islands at the end of parking rows that are appropriately sized and required bike parking (shown and labeled).

9. Installing all landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project or phase of the project.
10. Meeting all requirements of the Knoxville Tree Protection Ordinance and the Urban Forester.
11. Meeting all applicable requirements of the Knoxville Department of Engineering.
12. A revised development and landscape plan reflecting the conditions of approval must be submitted to Planning staff for certification prior to the issuance of any grading or building permits for this project

With the conditions noted, this plan meets the requirements for approval in the PC-1 zone, and the other criteria for approval of a use on review.

Summary of Action:

Date of Approval: 6/13/2019 **Date of Denial:** **Postponements:** 4/11/2019, 5/9/2019
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: