

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-A-21-UR
Application Filed: 3/11/2021
Applicant: JEREMY FIELDS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Middlebrook Pk., east side of Hoyle Beals Dr,
Other Parcel Info.:
Tax ID Number: 104 19202 **Jurisdiction:** County
Size of Tract: 15.89 acres
Accessibility: Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 115' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Grocery store with a fuel center
Surrounding Land Use:
Proposed Use: Addition to the existing building **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** CC (Community Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily commercial uses along Middlebrook Pike zoned PC and CA, and low density residential uses under PR and A zoning.

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

Street: 9565 Middlebrook Pk.
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: The property was rezoned from PR to PC in 1992 (11-BB-92-RZ).

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for an addition to the existing grocery store of approximately 10,080 sqft (52,404 sqft total) and up to 59,500 sqft of commercial space in the shopping center, subject to 2 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department Public Works and Engineering.

With the conditions noted above, this request meets all requirements for approval in the PC zoning district, as well as the criteria for approval of a use on review.

Comments:

The proposal is a 10,080 sqft addition to the existing 42,324 sqft Food City grocery store, for a total floor area 52,404 sqft. When this development was originally approved in 2003 (6-G-03-UR), it was proposed as a small shopping center with the grocery store as the anchor tenant, a 6,300 sqft commercial space where the current addition is proposed, and 7,000 sqft building with multiple smaller tenants. The only building constructed on the site is the Food City grocery store and the associated gas pumps. With this approval, the total sqft of the shopping center is being increased by approximately 4,000 sqft, from 55,500 sqft to 59,500 sqft. This will allow for the 7,000 sqft building and additional tenants to be constructed sometime in the future.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated CC (Community Commercial) on the Northwest County Sector Plan which recommends uses such as shopping centers with large anchor tenants such as a grocery store.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The addition will be the same scale and design as the existing Food City.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The driveway to the rear of the store is being expanded in the northeast corner of the property to accommodate delivery trucks to the existing loading docks.

B. The expanded driveway will not remove any existing trees. All of the existing trees that screen the adjacent subdivision are located in the undeveloped portion of that subdivision.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development has direct access to Middlebrook Pike which is a major arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed recovery housing use.

Action: Approved **Meeting Date:** 5/13/2021

Details of Action:

Summary of Action: APPROVE the development plan for an addition to th existing grocery store of approximately 10,080 sqft (52,404 sqft total) and up to 59,500 sqft of commercial space in the shopping center, subject to 2 conditions.

Date of Approval: 5/13/2021 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**