

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: 5-D-15-UR **Related File Number:**
Application Filed: 3/30/2015 **Date of Revision:**
Applicant: USPG PORTFOLIO FIVE, LLC

PROPERTY INFORMATION

General Location: Northeast side of Norris Frwy., southeast side of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 38 08901, 08902 & 08903 **Jurisdiction:** County
Size of Tract: 24.51 acres
Accessibility: Access is via E. Emory Rd., a major arterial street with a two lane cross section and Norris Freeway, a minor arterial street that presently has a two lane section at the proposed access point.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center
Surrounding Land Use:
Proposed Use: Revised development plan **Density:**
Sector Plan: North County **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located at the intersection of E. Emory Rd. and Norris Freeway in an area with a mix of retail commercial, office and residential development.

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

Street: 7300 Norris Frwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was zoned SC in 1988.

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request to redevelop and renovate the shopping center as shown on the site plan 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. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Constructing the sidewalk along the Norris Freeway frontage as shown on the revised development plan to connect to the existing crosswalk at the intersection of Norris Frwy. and E. Emory Rd.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the SC zoning district.

Comments:

This request involves the existing Crossroads Shopping Center located at the corner of Norris Freeway and E. Emory Rd. Wal-Mart was a former tenant in this development. They left the shopping center when their new location was completed to the north of this site. The applicant is now proposing to redevelop/renovate the existing shopping center. They are going to divide the former Wal-Mart space into two smaller units. Additionally, they will be adding a new loading dock and redesigning and landscaping the parking lot. New signage is also proposed.

The Knox County's proposed Beaver Creek greenway will be located across Norris Freeway from this site. This applicant will be providing a sidewalk that will lead to an existing crosswalk that will tie to the greenway..

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

1. Public water and sewer utilities are available in the area to serve this site.
2. Since there is no actual increase in the size of the shopping center no traffic impact analysis was required. It is believed that there will be sufficient capacity on E. Emory Rd. and Norris Freeway to handle the traffic which will be generated by this development.
3. The proposal will have no impact on schools.
4. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the SC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed redevelopment/renovation is consistent with the following general standards for uses permitted on review: The proposal 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes commercial use and stream protection for this site. SC (Shopping Center) is listed as a permitted zone under the commercial designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 5/14/2015

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Constructing the sidewalk along the Norris Freeway frontage as shown on the revised development plan to connect to the existing crosswalk at the intersection of Norris Frwy. and E. Emory Rd.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. With the conditions noted, this plan meets the requirements for approval of a use-on-review in the SC zoning district.

Summary of Action: APPROVE the request to redevelop and renovate the shopping center as shown on the site plan subject to 5 conditions.

Date of Approval: 5/14/2015 **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:**