

CASE SUMMARY

APPLICATION TYPE: REZONING

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-F-10-RZ **Related File Number:**
Application Filed: 3/29/2010 **Date of Revision:**
Applicant: THE KROGER COMPANY

PROPERTY INFORMATION

General Location: West side N. Cedar Bluff Rd., north side Kingston Pike
Other Parcel Info.:
Tax ID Number: 132 02801 **Jurisdiction:** City
Size of Tract: 21.44 acres
Accessibility: Access is via Kingston Pike, a 4 to 6 lane major arterial street within 100-130' of right-of-way, or N. Cedar Bluff Rd., a major arterial street with 6 lanes within 130' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Shopping center with grocery store, shops, fuel center and outparcels **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This 21 acre vacant site is surrounded by commercial and office uses under various zoning designations.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional Shopping Center)
Former Zoning:
Requested Zoning: PC-1 (Retail and Office Park)
Previous Requests: None noted
Extension of Zone: Yes, extension of PC-1 from the east and southwest
History of Zoning: None noted for this site. The large site to the east was rezoned PC-1 in 2009 (10-D-09-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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE PC-1 (Retail and Office Park) zoning.

Staff Recomm. (Full): PC-1 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of commercial zoning from all sides. PC-1 will require use on review approval of a development plan by MPC prior to development of the land.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposed PC-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern and mirrors the PC-1 zoning on the east side of N. Cedar Bluff Rd.
2. Because of the large size of the site and its prominent location at the intersection of two major arterial streets, a planned zoning district is preferred for the commercial development of this site. The proposed PC-1 zoning will require use on review approval of a development plan by MPC prior to any development of the land.
3. Both the One Year Plan and the sector plan propose commercial uses for the site, consistent with the proposed PC-1 zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The PC-1 zoning district is established to provide for the unified development of uses ranging from retail stores and services such as those found in neighborhood and community shopping centers to businesses and professional offices. In the interest of promoting orderly design and development, the district regulations emphasize rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping and the mitigation of adverse offsite impacts.
2. Based on the above general intent, this site is appropriate for PC-1 development. During the use on review process, the above issues can be addressed.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact on the street system would depend on the type of development proposed. The two major arterial streets on which the property fronts should have the capacity to support the additional trips that will be created by the development of the site. There is a traffic signal with extra turning lanes at the southeast corner of the site.
3. The proposal is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. Commercial zoning and/or uses are located on all sides of the site.
4. The PC-1 zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for MPC and City Engineering staff to review the plan and address issues such as traffic circulation, layout, access, landscaping, drainage and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the proposed PC-1 zoning.
2. The One Year Plan proposes mixed uses, limited to medium density residential, office and general commercial uses, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 5/13/2010

Details of Action:

Summary of Action: PC-1 (Retail and Office Park)

Date of Approval: 5/13/2010

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/15/2010

Date of Legislative Action, Second Reading: 6/29/2010

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: