

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 5-I-18-UR Related File Number:
Application Filed: 3/26/2018 Date of Revision:
Applicant: WEST TOWN MALL, LLC

PROPERTY INFORMATION

General Location: South side of Kingston Pike, west side of Morrell Rd., north side of Gleason Dr., and east side of Montvue Rd.,
Other Parcel Info.:
Tax ID Number: 120 K A 001, 013, 00103 AND 00105 **Jurisdiction:** City
Size of Tract: 72.34 acres
Accessibility: Access is via Morrell Rd., Gleason Dr. and Montvue Rd., all being minor arterial streets with a five lane street section within an 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: West Town Mall
Surrounding Land Use:
Proposed Use: West Town Mall site and building improvements. **Density:**
Sector Plan: West City **Sector Plan Designation:** MU-RC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The West Town Mall site is a major commercial node along Kingston Pike. The mall adjoins residential development to the south and west.

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

Street: 7600 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional Shopping Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the West Town Mall building and parking lot improvements as shown on the development plan, subject to 5 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
5. Meeting all applicable requirements of the City of Knoxville Tree Ordinance and the City of Knoxville Urban Forester.

With the conditions noted, this plan meets the requirements for approval of a use on review in the SC-3 District.

Comments: The applicant has submitted a new round of building renovations and site improvements for the West Town Mall. At the April 12, 2018 meeting the Planning Commission approved a new sign master plan for the mall to help with entrance identification and way finding around the mall.

This new phase includes a major change to one of the anchor tenant buildings and improvements to the main drive aisle and parking lot. The building changes include the demolition of the two story Sears building that is located on the west side of the mall. That building will be replaced with a one story building for a new anchor tenant. The new building will have a floor area of approximately 80,000 square feet which is approximately half of the existing Sears building. The parking lot improvements will occur in front of the new building with a change in alignment of the main drive aisle around the mall in the area of the building changes. Adjustments to the parking lot in this area will also be made. The applicant obtained three parking variances from the Knoxville Board of Zoning Appeals on April 19, 2018 regarding parking aisle widths and parking medians in order to accommodate existing parking lot conditions. The proposed changes in the parking lot also include the addition of landscape islands and the planting of some larger trees.

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

1. All utilities are in place to serve this site.
2. The proposed site improvements should not negatively affect the character of the surrounding commercial development and residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed site improvements are consistent with requirements of the SC-3 zoning district, as well as other 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 neighborhood 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 since the mall has direct access to three minor arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan and the West City Sector Plan propose mixed use - regional commercial uses for this site. The proposed mall improvements are in conformity with the One Year Plan and the West City Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 5/10/2018

Details of Action:

Summary of Action: APPROVE the West Town Mall building and parking lot improvements as shown on the development plan, subject to 5 conditions.

Date of Approval: 5/10/2018

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:

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: