

# 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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Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 5-K-17-UR                      **Related File Number:**  
**Application Filed:** 4/3/2017              **Date of Revision:**  
**Applicant:** LAND DEVELOPMENT SOLUTIONS

## PROPERTY INFORMATION

**General Location:** North side of N. Peters Rd., east of N. Cedar Bluff Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 029                      **Jurisdiction:** City  
**Size of Tract:** 7.13 acres  
**Accessibility:** Access is via N. Peters Rd., a minor arterial street with a four lane divided median street section within an 88' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Former auto dealership  
**Surrounding Land Use:**  
**Proposed Use:** Wine and Liquor Store                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** MU - SD  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site which is located in the southeast quadrant of the I-40 and N. Cedar Bluff interchange is within a major commercial development area.

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

**Street:** 240 N Peters Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC-2 (Retail and Distribution Park)  
**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 request for a wine and liquor store with approximately 26,630 square feet as shown on the development plan, subject to 10 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. All proposed sidewalks and driveway crossings are subject to approval by the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Revising the landscape plan to add at least one landscape island to break up the long run of parking along the east side of the site.
5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permit for this project.
6. Provide landscaping in accordance with the City of Knoxville Tree Protection Ordinance and meeting all applicable requirements of the Knoxville Urban Forester.
7. Future development of this former auto dealership site may require additional changes to the site, including the current area of proposed development, in order to address issues such as stormwater requirements, traffic improvements and additional landscaping.
8. A traffic impact study may be required with the development of the remaining property.
9. Proposed signage for the development is subject to approval by the Planning Commission staff and the City of Knoxville Plans Review & Inspections Division.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-2 District.

Comments:

The applicant is proposing to redevelop a portion of this former auto dealership site that is located on the north side of N. Peters Rd., east of N. Cedar Bluff Rd. The applicant is proposing to convert approximately 26,630 sq. ft. of the existing building into a wine and liquor store. Access to the site will include the two existing access driveways onto N. Peters Rd. with access through the remaining portion of the site out to Harry Lane Blvd., a private street to the west. The existing parking lot and drive aisles will be modified, repaved and restriped in order to come into compliance with the current parking lot standards. There will be 129 parking spaces to serve the proposed business.

Future development of this former auto dealership site may require additional changes to the site, including the current area of proposed development, in order to address issues such as stormwater requirements, traffic improvements and additional landscaping. A traffic impact study may be required with the development of the remaining property.

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

1. All public utilities are available to serve the site.
2. The proposed wine and liquor store 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. With the recommended conditions, the proposal meets all requirements of the PC-2 zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions 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 additional traffic through residential areas since the development is located off an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the Southwest County Sector Plan propose commercial and mixed development uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 7/13/2017

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. All proposed sidewalks and driveway crossings are subject to approval by the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.
  3. Meeting all applicable requirements of the Knoxville Department of Engineering.
  4. Revising the landscape plan to add at least one landscape island to break up the long run of parking along the east side of the site.
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  9. Proposed signage for the development is subject to approval by the Planning Commission staff and the City of Knoxville Plans Review & Inspections Division.
  10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-2 District.

**Summary of Action:** APPROVE the request for a wine and liquor store with approximately 26,630 square feet as shown on the development plan, subject to 10 conditions

**Date of Approval:** 5/11/2017 **Date of Denial:** **Postponements:** 5/11/2017

**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:**