

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
8 6 5 • 2 1 5 • 2 5 0 0
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w w w • k n o x m p c • o r g

File Number: 6-A-11-UR

Related File Number:

Application Filed: 4/25/2011

Date of Revision:

Applicant: TIGER, G.P.

PROPERTY INFORMATION

General Location: East side of Callahan Dr., north of Clinton Hwy.

Other Parcel Info.:

Tax ID Number: 67 L B 009 PT. OTHER: 067 26103 PT.

Jurisdiction: County

Size of Tract: 0.998 acres

Accessibility: Access is via an internal driveway within the Crown Point Plaza Shopping Center.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot

Surrounding Land Use:

Proposed Use: Commercial development

Density:

Sector Plan: Northwest City **Sector Plan Designation:** C (Commercial)

Growth Policy Plan: Urban Growth Area

Neighborhood Context: The site is located within the portion of Crown Point Plaza Shopping Center that contains the Lowes, Hobby Lobby and a number of restaurants

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

Street: 6600 Clinton Hwy

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 zoned PC (Planned Commercial) in 1995. The site plan for the shopping center was approved in 1997

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 for a 4,800 square foot building as shown on the site plan subject to 11 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Preparing a revised traffic impact study that addresses the signalized intersection at Callahan Rd. and the northern access to this site and studies the location and design of the proposed driveways to this specific site. This study is to be reviewed and approved by the Knox County Dept. of Engineering and Public Works and MPC staff prior to the issuance of a building permit for this project
3. Relocating and/or redesigning the proposed driveways to this site as may be required by the Knox County Dept. of Engineering and Public Works and MPC staff
4. Eliminating the back-out parking proposed along the southern boundary of the site
5. Installation of traffic control devices as recommended in the traffic impact study or as required by the Knox County Dept. of Engineering and Public Works
6. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
8. Resubdividing the property to combine the portions of the two parcels that make up this site.
9. Installing all landscaping, as shown on the plan, within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation
10. A separate use on review request will be required for the consideration of the additional 5,200 square feet of building space shown on the proposed plan
11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to the issuance of any building permits for this project

With the conditions noted, this plan meets the requirements for approval in the PC zone, and the other criteria for approval of a use on review

Comments:

The applicant is proposing to build additional retail space in the Crown Point Plaza Shopping Center. The site is currently being used for parking within the development. Even with the elimination of these parking spaces, the number of required parking spaces per the Knox County Zoning Ordinance will still be met. Staff is recommending approval of the first phase of the project, which will permit a 4,800 square foot building. In order to move ahead with this project at this time, the applicant has agreed to eliminate the back-out parking along the southern boundary of the site. The applicant will have a traffic impact study prepared that addresses the location and design of the proposed driveways. Additionally, the applicant has agreed to relocate and/or redesign the proposed driveways if required by the Knox County Dept. of Engineering and Public Works.

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

1. The proposal will not place minimal additional demand on, streets or utilities.
2. The proposed development is compatible with the scale and intensity of the surrounding development.

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

1. This proposed development is consistent with the 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 area 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,

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with the Northwest City Sector which proposes commercial uses for this site.

Action: Approved **Meeting Date:** 6/9/2011

Details of Action:

Summary of Action: APPROVE the request for a 4,800 square foot building as shown on the site plan subject to 11 conditions

Date of Approval: 6/9/2011 **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:**