

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 6-G-03-UR **Related File Number:**
Application Filed: 5/12/2003 **Date of Revision:**
Applicant: SCHAAD PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Middlebrook Pk., southeast side of Hoyle Beals Dr.
Other Parcel Info.:
Tax ID Number: 104 PT. 192.01 **Jurisdiction:** County
Size of Tract: 6 acres
Accessibility: Access is via Middlebrook Pk., an arterial street that is currently being widened to four lanes with left turn lanes. Access is also provided by Hoyle Beals Dr., a local street which is being aligned with Bob Kirby Rd. as part of the Middlebrook Pk. project.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Commercial development / Shopping center **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located at the intersection of Middlebrook Pk. and Hoyle Beals Dr. Property in the area is zoned PC and CA commercial and PR residential. Development consists of single family dwellings and a vacant commercial building. Much of the property in the larger area surrounding this site is vacant land.

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

Street:
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: Property was rezoned PC (Planned Commercial) in the 1970's

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 plan for up to 55,500 sq. ft. of commercial space as shown on the development plan subject to 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
6. Obtaining a driveway connection permit from the Tenn. Dept. of Transportation.
7. Provision of a 5' wide sidewalk from the intersection of Watering Place and Hoyle Beals Dr. to the proposed Hoyles Beals Dr. entrance to this project as shown on the development plan.
8. Any free standing signs proposed as a part of this project will require a separate use on review approval.
9. Occupancy of the proposed building will not be permitted until the realignment of Hoyle Beals Dr. and Bob Kirby Road and the improvements to Middlebrook Pk. have been completed.

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: This applicant is proposing a shopping center that will contain approximately 55,500 square feet of commercial space. The project will be located at the intersection of Middlebrook Pk. and Hoyle Beals Dr. This site is part of a larger land holding that has, so far, resulted in the development of three large residential subdivisions. This property has been zoned PC (Planned Commercial) since the 1970's when development began on the first subdivision in this area.

The project will be anchored by a Food City supermarket. Access will be via both Middlebrook Pk. and Hoyle Beals Dr. The Tenn. Dept. of Transportation is presently reconstructing Middlebrook Pk. at this location. The improved road will consist of four driving lanes and left turn lanes. Additionally, the realignment of Hoyle Beals Dr. and Bob Kirby Rd. will occur which will result in a four-way intersection. In order for this project to not have a negative traffic impact on the existing development in this area, staff will require that occupancy of the proposed buildings not be permitted until the road improvements have been completed. Additionally, the staff has requested that a sidewalk be installed from the Hoyle Beals Dr. entrance to the intersection with Water Place in Trails End Subdivision. This will result in a safe pedestrian access to the development from the nearest subdivision.

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

1. The commercial development will have minimal impact on local services since all utilities are either in place to serve this development or are being upgraded at the same time Middlebrook Pk. is being improved.
2. The proposed use is consistent with the adjoining residential and the other commercial uses found in the area.

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

1. The proposed commercial development meets the standards for development within a PC (Planned Commercial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed commercial 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 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for commercial use. The proposed development is consistent with the Sector Plan.

MPC Action:

Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
6. Obtaining a driveway connection permit from the Tenn. Dept. of Transportation.
7. Provision of a 5' wide sidewalk from the intersection of Watering Place and Hoyle Beals Dr. to the proposed Hoyles Beals Dr. entrance to this project as shown on the development plan.
8. Any free standing signs proposed as a part of this project will require a separate use on review approval.
9. Occupancy of the proposed building will not be permitted until the realignment of Hoyle Beals Dr. and Bob Kirby Road and the improvements to Middlebrook Pk. have been completed.

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.

Summary of MPC action:

APPROVE the plan for up to 55,500 sq. ft. of commercial space as shown on the development plan subject to 9 conditions

Date of MPC Approval:

6/12/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: