

# 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:** 7-A-17-UR

**Related File Number:**

**Application Filed:** 5/12/2017

**Date of Revision:**

**Applicant:** SOUTHEASTERN

## PROPERTY INFORMATION

**General Location:** Southeast side of E. Emory Rd., west of I-75.

**Other Parcel Info.:**

**Tax ID Number:** 57 00704

**Jurisdiction:** City

**Size of Tract:** 3.43 acres

**Accessibility:** Access is via E. Emory Rd., a major arterial street with a 5 lane section, and a 60 foot pavement width within a required right-of-way of 112 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Approved shopping center

**Surrounding Land Use:**

**Proposed Use:** PetSmart retail center

**Density:**

**Sector Plan:** North County

**Sector Plan Designation:** Mixed use

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This site is the former location of the Powell airport, a private landing strip. I-75 runs along the east side of the site and E. Emory Rd is along the north side. The interstate interchange is developed with a variety of commercial uses, under various zones.

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

**Street:** 250 E Emory Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC-1 (Retail and Office Park)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** The Planning Commission recommended approval of a rezoning of the property to PC-1 (Retail and Office Park) on January 10, 2013. Knoxville City Council approved the request on March 5, 2013 on second reading.

## 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 the PetSmart store containing approximately 18,241 square feet of floor space as shown on the development plan, subject to 10 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Installation of all internal sidewalks and pedestrian crossings identified on the approved development plan shall be in compliance with the requirements of the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.
4. Installation of all access and stop control pavement markings and signage as required by the Knoxville Department of Engineering.
5. Obtaining approval from the Knoxville Department of Engineering for any site alterations in the No Fill Zone of the Floodplain for Beaver Creek prior to any fill material being placed within the No Fill Zone on the site.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
8. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
9. Provide landscaping in accordance with the City of Knoxville Tree Protection Ordinance and meeting all applicable requirements of the Knoxville Urban Forester.
10. Proposed signage for the development is subject to approval by the Planning Commission staff and the City of Knoxville Plans Review & Inspections Division.

With the conditions noted above, the development plan meets all requirements for the approval of a use on review in the PC-1 Zoning District.

Comments: The applicant is proposing to develop a portion of this previously approved site with a PetSmart store with approximately 18,241 square feet of floor space. This Kroger center on E. Emory Rd. was approved on March 12, 2015 for a 113,531 square foot supermarket, 13,650 square feet of small shop space and a fueling center with 18 fueling stations. The proposed PetSmart store includes an increase above the approved square footage for the center which requires a new use on review application. An updated traffic study was also required.

Access to the site includes the two existing connections to E. Emory Rd. The updated Traffic Impact Study identified that no additional street improvements would be required.

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

1. Public water and sewer utilities are in place to serve this development.
2. With the recent street and intersection improvements at this location on E. Emory Rd., the traffic impact of this development will be minimized.
3. The proposed retail center is compatible with the scale and intensity of development and zoning patterns in the area.

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

1. With the recommended conditions, the proposal is consistent with all requirements of the PC-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 draw additional traffic through residential areas since it is located on a major arterial street.

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

1. The North County Sector Plan identifies this site as part of a mixed use special district (MU-NC04), which allows consideration of PC-1 development.
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:**

**Summary of Action:** APPROVE the request for the PetSmart store containing approximately 18,241 square feet of floor space as shown on the development plan, subject to 10 conditions

**Date of Approval:** 7/13/2017 **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:**