

# 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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**File Number:** 7-B-16-UR                      **Related File Number:**  
**Application Filed:** 5/31/2016              **Date of Revision:**  
**Applicant:** USPG PORTFOLIO FIVE, LLC

## PROPERTY INFORMATION

**General Location:** Northeast side of Norris Freeway, and Southeast side of E. Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 089.01, 089.02, 089.03                      **Jurisdiction:** County  
**Size of Tract:** 24.51 acres  
**Accessibility:** Access is via E. Emory Rd., a major arterial street with a two lane cross section and Norris Freeway, a minor arterial street that presently has a two lane section at the proposed access point.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial  
**Surrounding Land Use:**  
**Proposed Use:** Revised development plan and tenant signage plan.                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** MU-SD, NCO-6  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located at the intersection of E. Emory Rd. and Norris Freeway in an area with a mix of retail commercial, office and residential development.

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

**Street:** 7300 Norris Frwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** SC (Shopping Center)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property was zoned SC in 1988.

## 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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request to redevelop and renovate the shopping center as shown on the site plan subject to 4 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

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

Comments:

This request involves the existing Crossroads Shopping Center located at the corner of Norris Freeway and E. Emory Rd. Wal-Mart was a former tenant in this development. They left the shopping center when their new location was completed to the north of this site. The applicant is renovating the existing shopping center, including dividing the former Wal-Mart space into two smaller units. One space has already been occupied by Bargain Hunt. The other space will be occupied by Rural King, which has also submitted the attached sign plan. The proposed wall sign is approximately the same size as the one recently installed by Bargain Hunt.

In 2015, a plan was approved by the planning commission to restripe the parking lot and add landscaping (5-D-15-UR), which included landscape islands trees spread throughout the parking lot. The new tenant Rural King is proposing to remove parking spaces for a fenced display area that is approximately 10,000 sqft. and storage for trailers. Because of this removal of parking spaces they went below the minimum required parking spaces. In order to come closer to compliance with the zoning ordinance they removed most of the previously approved landscape islands in the front of Rural King to regain some parking spaces. They applied for and received a variance from the parking minimum to the amount of parking shown on the site plan.

The fencing for the display area will be built from 6' tall black vinyl coated chainlink fence material. The items to be displayed in the fenced area are basic farm merchandise such as fence, gates, feed bunks, fence posts, etc. The trailer storage area will be along the edge of the parking lot adjacent to Emory Road. There is a continuous row of shrubs along this edge of the parking lot which will help screen the trailers from Emory Road.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. Since there is no actual increase in the size of the shopping center no traffic impact analysis was required. It is believed that there will be sufficient capacity on E. Emory Rd. and Norris Freeway to handle the traffic which will be generated by this development.
3. The proposal will have no impact on schools.
4. The proposed development 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. The proposal meets all requirements of the SC zoning district as well as the general criteria for

approval of a use-on-review.

2. The proposed redevelopment/renovation 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 substantial additional traffic through residential areas.

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

- 1. The North County Sector Plan proposes commercial use and stream protection for this site. SC (Shopping Center) is listed as a permitted zone under the commercial designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 7/14/2016

- Details of Action:**
- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  - 2. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
  - 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  - 4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

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

**Summary of Action:** APPROVE the request to redevelop and renovate the shopping center as shown on the site plan subject to 4 conditions.

**Date of Approval:** 7/14/2016 **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:**