

# 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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 7-D-14-UR                      **Related File Number:**  
**Application Filed:** 6/2/2014              **Date of Revision:**  
**Applicant:** THE BROADWAY GROUP

## PROPERTY INFORMATION

**General Location:** North side of Thorn Grove Pk., east side of East Governor John Sevier Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 96 11001                      **Jurisdiction:** County  
**Size of Tract:** 3.37 acres  
**Accessibility:** Primary access will be via E. Governor John Sevier Hwy. which is classified as an arterial street with a 3 lane pavement section that is 35' wide and located within a 100' wide right-of-way. Secondary access will be via Thorn Grove Pk. a collector street with a pavement width of 18' within a 40' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail commercial development                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** C (Commercial) pending  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with a mix of uses, including light industrial, low and medium density residential and the Ramsey House and grounds.

## 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:** The property was rezoned to PC (Planned Commercial) at the June 23, 2014 County Commission meeting

## 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 9,100 sq. ft. building to be occupied by a retail use as shown on the site plan subject to 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Meeting all requirement and obtaining any required permits from the U.S. Army Corp of Engineers and the Tenn. Dept. of Environment and Conservation
4. Meeting all applicable requirements of the Knox County Stormwater Control Ordinance
5. Obtaining a street connection permit from the Tennessee Department of Transportation.
6. Recording of a plat of the property prior to obtaining a building permit
7. Installation of landscaping as shown on the plan within six months of the issuance of occupancy permits for this project.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: The applicant is proposing to develop a Dollar General Store that will contain approximately 9,100 square feet of floor area on a 3.37 acre site located on the north side of Thorn Grove Pk. and the east side of E. Governor John Sevier Hwy. The primary access to the site will be from E. Governor John Sevier Hwy. This is being purchased from the organization that owns and manages the Historic Ramsey House.

MPC recommended and the Knox County Commission approved PC (Planned Commercial) zoning because of concerns regarding development adjacent to this historic structure. The site plan as presented shows that the building will be constructed with a brick veneer, monument sign and extensive landscaping. The plan as proposed will minimize any negative impact on the Ramsey House.

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

1. Public utilities are available to serve the site.
3. The proposed retail store is compatible with the scale and intensity with 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 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 of two arterial streets. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

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

1. The East County Sector Plan proposes commercial use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 7/10/2014

- Details of Action:**
1. Meeting all applicable requirements of the Knox County Health Dept.
  2. Meeting all applicable requirements of the Knox County Zoning Ordinance
  3. Meeting all requirement and obtaining any required permits from the U.S. Army Corp of Engineers and the Tenn. Dept. of Environment and Conservation
  4. Meeting all applicable requirements of the Knox County Stormwater Control Ordinance
  5. Obtaining a street connection permit from the Tennessee Department of Transportation.
  6. Recording of a plat of the property prior to obtaining a building permit
  7. Installation of landscaping as shown on the plan within six months of the issuance of occupancy permits for this project.
  8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

**Summary of Action:** APPROVE the request for a 9,100 sq. ft. building to be occupied by a retail use as shown on the site plan subject to 8 conditions

**Date of Approval:** 7/10/2014 **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:**