CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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PROPERTY INFORMATION

General Location:	Northwest side of Oak Ridge Hwy., southeast side of Beaver Ridge Rd.		
Other Parcel Info.:			
Tax ID Number:	91 00103	Jurisdiction: County	
Size of Tract:	1.68 acres		
Accessibility:	Access is via Oak Ridge Hwy., a major arterial street with a 32' pavement width within an 88' right-of- way, and Beaver Ridge Rd., a local street, with a 19' pavement width within a 40' right-of-way.		

GENERAL	LAND USE INFORMAT	ΓΙΟΝ

Existing Land Use:	Vacant			
Surrounding Land Use:				
Proposed Use:	Shopping Center			Density:
Sector Plan:	Northwest County	Sector Plan Designation:	C & STPA	
Growth Policy Plan:	Planned Growth Area			
Neighborhood Context:	This property is locate	ed in an area that has a mix of c	commercial and res	idential land uses.

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

Street:

7650 Oak Ridge Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:PC (Planned Commercial)Former Zoning:Previous Requests:Previous Requests:Extension of Zone:

History of Zoning: None noted

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:	Kelley Schlitz
Staff Recomm. (Abbr.):	APPROVE the development plan for the proposed retail center, with a total building area of 15,400 square feet in the PC (Planned Commercial) zoning district, subject to the following 15 conditions:
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). 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. Receiving driveway entrance permits from the Tennessee Department of Transportation. Providing a two-way left-turn lane onto Oak Ridge Hwy. adjacent to the site. Providing a traffic signal at the intersection of Oak Ridge Hwy. and the proposed west access if deemed necessary by TDOT. Providing a taffic signal at the intersection of Oak Ridge Hwy. to the proposed west access. Adherence to conditions outlined in the Traffic Impact Study. Recording the approved protective covenants for this Planned Commercial development prior to issuance of any grading permits. For this phase of development, access will be limited to Oak Ridge Hwy. Meeting all applicable requirements of TDEC regarding the wetland area. Submitting a revised development plan to MPC staff for review and approval, reflecting the conditions of approval of this plan prior to any grading permits for this site.
Comments:	 zoning district. The applicant is proposing to develop a 1.68 acre portion of this 5.75 acre site as a planned commercial retail center. There are five remaining out parcels included in this property that are proposed to be developed with retail and commercial uses during a later phase of development. A traffic impact study has been submitted for the entire 5.75 acre site; however, updates may be necessary if or when the applicant decides to develop the remaining parcels. This request is for a retail center with a total building area of 15,400 square feet. The retail center will include 9 units, ranging from 1,400 sq. ft. to 2,100 sq. ft. The property fronts along both Oak Ridge Hwy. and Beaver Ridge Rd. Due to the fact that Beaver Ridge Rd. is a local, primarily residential street, staff is recommending that access to this site be limited to Oak Ridge Hwy. for this first phase of development. Access to Beaver Ridge Rd. will be considered when the remaining parcels are developed. The applicant is proposing to construct 2 access drives onto Oak Ridge Hwy. that will serve this retail center. Driveway entrance permits will have to be issued by the Tennessee Department of Transportation (TDOT). There are significant wetlands located on the subject property. The current plan shows that these wetlands will be included in the detention area of this project. The applicant will be required to meet all applicable requirements of the Knox County Department of Engineering and the Tennessee Department of Environment and Conservation (TDEC) regarding the wetland area and potential drainage issues.

Since this is a planned commercial development, the applicant will be required to record the approved protective covenants for this development. If or when the applicant decides to develop the remaining 5 out parcels, they will need approval of another use on review with MPC and adhere to the protective covenants recorded for this project.

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. Oak Ridge Hwy. is a major arterial street and has sufficient capacity to handle the additional traffic which will be generated by this development. The property fronts along both Oak Ridge Hwy. and Beaver Ridge Rd.; however, staff is limiting access to Oak Ridge Hwy. The impact of the proposed development on adjacent properties will be minimal, because the property has access only to Oak Ridge Hwy. and does not face any established residential uses.

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 PC zoning district as well as the general criteria for approval of a use-on-review.

2. The proposed retail center 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 Northwest County Sector Plan proposes commercial and stream protection uses for this site. PC (Planned Commercial) 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.

Withdrawn prior to publication?: Action Appealed?:

MPC Action: Approved MPC Meeting Date: 8/10/2006 **Details of MPC action:** 1. Meeting all applicable requirements of the Knox County Zoning Ordinance. 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. 4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). 5. 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. 6. Receiving driveway entrance permits from the Tennessee Department of Transportation. 7. Providing a two-way left-turn lane onto Oak Ridge Hwy. adjacent to the site. 8. Providing separate left and right lanes egressing the site to Oak Ridge Hwy. 9. Providing a traffic signal at the intersection of Oak Ridge Hwy, and the proposed west access if deemed necessary by TDOT. 10. Provide a 100-foot long right-turn lane on Oak Ridge Hwy. to the proposed west access. 11. Adherence to conditions outlined in the Traffic Impact Study. 12. Recording the approved protective covenants for this Planned Commercial development prior to issuance of any grading permits. 13. For this phase of development, access will be limited to Oak Ridge Hwy. 14. Meeting all applicable requirements of TDEC regarding the wetland area. 15. Submitting a revised development plan to MPC staff for review and approval, reflecting the conditions of approval of this plan prior to any grading permits for this site. With the conditions noted, this plan meets the requirements for approval of a use-on-review in the PC zonina district. Summary of MPC action: APPROVE the development plan for the proposed retail center, with a total building area of 15,400 square feet in the PC (Planned Commercial) zoning district, subject to the following 15 conditions: Date of MPC Approval: Date of Denial: Postponements: 7/13/2006

Date of Withdrawal:

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: