

# 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-K-06-UR                      **Related File Number:** 7-SJ-06-C  
**Application Filed:** 6/5/2006                      **Date of Revision:**  
**Applicant:** CROSSROADS GENERAL PARTNERSHIP  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side of Norris Freeway, north of E. Emory Rd., south of Whitworth Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 28 205, 205.02, 205.03 AND OTHER: 205.04 AND 038C    **Jurisdiction:** County  
**Size of Tract:** 53.41 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Commercial Subdivision                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 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:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



Farragut Growth Policy Plan

**MPC Action:**

Approved as Modified

**MPC Meeting Date:** 7/13/2006

**Details of MPC action:**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building permit, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
4. Use-on-Review approval is required for any development on outlots 1 and 2 and the future development tract.
5. Required parking spaces within the development can not be used for the display or storage of materials or products.
6. (Added by the MPC) Lowering site lighting significantly from the standard size lighting poles that Wal-Mart and Home Depot use with efforts to make the lights lower than the top of the buildings.
7. (Added by the MPC) Loading and unloading of trucks on site shall not occur between the hours of 10:30 p.m. and 6:30 a.m.
8. (Added by the MPC) The shopping center sign will be a monument sign with the rest of the signage being wall mounted signs and directional signage as permitted by the Knox County Zoning Ordinance. Sign plans for the development are subject to a separate Use-on-Review approval by the Planning Commission.

With the conditions noted, this plan meets the requirements for approval within an SC (Shopping Center) district and the criteria for approval of a Concept Plan and a Use-on-Review.

**Summary of MPC action:**

APPROVE the development plan for up to 358,500 sq. ft. of retail space on three lots within the SC zoning district, subject to 8 conditions.

**Date of MPC Approval:**

7/13/2006

**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:**