CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

Comments:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 358,500 sq. ft. of retail space on three lots within the SC

zoning district, subject to 5 conditions.

Staff Recomm. (Full):

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.

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

Center) district and the criteria for approval of a Concept Plan and a Use-on-Review.

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

1. The proposed subdivision will have minimal impact on local services. All utilities are readily available to the site..

2. With the recommended road improvements as identified in the Traffic Impact Study, there will be adequate road capacity to support this proposed development.

3. Storm drainage will be directed into the existing drainageways on this site. Stormwater detention, grading and drainage plans will be required that meet the Knox County's regulations.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. With the recommended conditions, the proposed commercial development meets the standards for development within the SC (Shopping Center) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed development and subdivision is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance.
- 3. The use will not draw additional non-residential traffic through residential areas since access to the site is from Norris Freeway, a minor arterial street. Minor arterial streets are designed to carry trips of moderate length and moves through traffic between activity centers.
- 4. While the use may not be compatible with the character of the residential neighborhoods in the area, with direct access to a minor arterial street along with the recommended road improvements for the area and proposed landscape screening along adjacent residential properties, the impact on adjacent property should be reduced.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan identifies this property for low density residential use. At the time that the rezoning request was reviewed by the Planning Commission individual sector plan amendments were not considered with the rezoning requests.
- 2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-

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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 quarantee 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 Deport 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: Withdrawn prior to publication?: Action Appealed?: Date of Withdrawal:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Board of Zoning Appe	als
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:

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