

CASE SUMMARY

APPLICATION TYPE: REZONING

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-M-08-RZ **Related File Number:**
Application Filed: 6/5/2008 **Date of Revision:**
Applicant: THE KROGER CO.

PROPERTY INFORMATION

General Location: Southwest side N. Broadway, northeast side Knox Rd.
Other Parcel Info.:
Tax ID Number: 58 K C 007 **Jurisdiction:** City
Size of Tract: 7.658 acres
Accessibility: Access is via N. Broadway, a five-lane major arterial street within 95' of right of way, or Knox Rd., a minor collector street with 33' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building (formerly Target)
Surrounding Land Use:
Proposed Use: Kroger food store **Density:**
Sector Plan: North City **Sector Plan Designation:** MU-NC6
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This developed site is located on N. Broadway within the Fountain City commercial area, developed under various commercial zones.

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

Street: 5201 N Broadway
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-1 (Neighborhood Shopping Center)
Former Zoning:
Requested Zoning: PC-1 (Retail and Office Park)
Previous Requests: 9-N-06-RZ
Extension of Zone: No
History of Zoning: A request for C-3 zoning was withdrawn at City Council in 2006. PC-1 zoning had been recommended by staff and approved by MPC. (9-N-06-RZ)

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PC-1 (Retail & Office Park) zoning, subject to 2 conditions:

Staff Recomm. (Full): This site is currently developed with an 80,000 square foot commercial building (formerly Target) with parking and landscaping. The Kroger Co. is seeking to redevelop the site with a supermarket. The intent is to demolish the old building and build a new one of approximately the same size and on approximately the same building footprint. The applicant has provided staff with a preliminary site plan and proposed building elevations for the project. Reduced copies of these documents are attached.

With the recommended conditions below, PC-1 zoning is compatible with surrounding zoning and development, consistent with the sector plan proposal for the site and requires use on review plan approval prior to redevelopment of the site.

1. No clearing, grading, building demolition, tree removal or other site preparation shall occur at the site until after a use on review development plan has been approved by MPC.
2. The development plan will be expected to address bicycle and pedestrian access to and within the site, which may include installation of a sidewalk along N. Broadway.

Comments:

This site is currently developed with an 80,000 square foot commercial building (formerly Target) with parking and landscaping. The Kroger Co. is seeking to redevelop the site with a supermarket. The intent is to demolish the old building and build a new one of approximately the same size and on approximately the same building footprint. The applicant has provided staff with a preliminary site plan and proposed building elevations for the project. Reduced copies of these documents are attached.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning patterns.
2. PC-1 zoning is compatible with other properties in the immediate area that are zoned SC-1, C-3 & O-1.
3. The PC-1 zone requires use on review approval of the development plan prior to construction. This will give MPC staff the opportunity to review plans and address issues such as access, setbacks, landscaping, lighting layout, and traffic circulation, as well as other development concerns. More importantly, PC-1 zoning would allow staff to adequately address the impact on surrounding residential properties, and provide the opportunity for review by the general public. The applicant will also be expected to meet the general guidelines for development from the recently adopted North City Sector Plan. The site is designated as a mixed use special district (NC-6) on the sector plan as well as the One Year Plan. The two recommended conditions are included based on discussions that took place within the community as part of the North City Sector Plan update process.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools.
3. Based on the proposed use of a 79,599 square foot supermarket, the project will generate 8,876 trips per day, which warrants the need for a Level III traffic impact study. This will need to be submitted along with the development plans at the time of use on review application.
4. Regarding access to the subject property and traffic impact, since the previous tenant was a big box retailer, this property should be able to accommodate more intensive traffic circulation patterns. As part of the use on review process, staff may request relocation or removal of proposed curb cuts. The site fronts on N. Broadway, a major arterial street and Knox Rd., a minor collector street, so it should be able to handle traffic generated under PC-1 development. The site was used for a Target store for many years.

5. The recommended PC-1 zoning is compatible with surrounding development and will have minimal impact on adjacent properties. Potential impacts to adjacent residences can be addressed through the required use on review process.
6. The applicant will be expected to address how the building's exterior design will complement surrounding development. The design of the elevations facing N. Broadway and Knox Rd. will be of particular interest.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. PC-1 zoning is compatible with the City of Knoxville One Year Plan and the recently updated North City Sector Plan, which both designate this site as a mixed use special district (NC-6). The NC-6 designation lists PC-1 as the recommended zoning for this site.
2. This request may lead to future rezoning requests in the immediate area, as this property and others are located within the Fountain City commercial area along N. Broadway.
3. Sometime in the next few months, MPC staff may initiate a general rezoning from SC-1 to PC-1 on parcel 7.01 to the south and parcel 7.02 to the north of the site, in order to eliminate the remnant SC-1 zoning, which is inappropriate for these sites, considering the uses and size of these parcels. This will also bring the entire NC-6 designated area into consistency with the One Year Plan and sector plan.

MPC Action: Approved **MPC Meeting Date:** 7/10/2008

Details of MPC action:

Summary of MPC action: PC-1 (Retail & Office Park) subject to 2 conditions

Date of MPC Approval: 7/10/2008 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/12/2008 **Date of Legislative Action, Second Reading:** 8/26/2008

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**