

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-G-13-UR
Application Filed: 6/24/2013
Applicant: RETAIL PARTNERS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Millertown Pike, southwest side of Miller Place Way
Other Parcel Info.:
Tax ID Number: 59 E A 001 **Jurisdiction:** City
Size of Tract: 0.973 acres
Accessibility: Access is via Miller Place Way, a joint permanent easement with a right-of-way width of 40'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Mixed retail commercial **Density:**
Sector Plan: North City **Sector Plan Designation:** MU-RC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned SC-3 shopping center and C-3 and C-6 commercial. Development in the area consists of Knoxville Center Mall, Wal Mart / Sam's and other commercial uses.

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

Street: 0 Miller Place Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional Shopping Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A concept subdivision plan was approved for this site June, 2011. The final plat creating this lot was approved in October, 2011. Also, a use on review was approved for a car wash on one of the lots in this development in 2011

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 the 7,500 square feet of retail space as shown on the site plan subject to 5 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all other applicable requirements of the Knoxville Engineering Dept.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Installing all landscaping, as shown on the plan, within six months of the issuance of an occupancy permit for this project
5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to the issuance of any building permits for this project

With the conditions noted, this plan meets the requirements for approval in the SC-3 District, and the other criteria for approval of a use on review

Comments: The applicant is proposing to build 7,500 square feet of retail space in the commercial subdivision that is located at the intersection of Millertown Pk. and Kinzel Wy. This is the second lot in this subdivision to be developed. Access to this lot will be from Miller Place Way, a joint permanent easement that was built in order to provide access to a number of the lots in this development. This joint permanent easement is limited to right turns in and out at Millertown Pk. Additional access to the development will be from Kinzel Wy.

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

1. The proposed will place minimal additional demand on, streets or utilities.
2. The proposed development is compatible with the scale and intensity of the surrounding development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. This proposed development is consistent with the general standards for uses permitted on review: The proposed development 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 area 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,

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with the Knoxville One Year Plan and the East City Sector Plan which propose commercial uses for this site.

Action: Approved

Meeting Date: 8/8/2013

Details of Action:

Summary of Action: APPROVE the request for the 7,500 square feet of retail space as shown on the site plan subject to 5 conditions

Date of Approval: 8/8/2013

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: