

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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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 9-H-16-UR **Related File Number:**
Application Filed: 8/1/2016 **Date of Revision:**
Applicant: ADAM SMITH - MAIN EVENT ENTERTAINMENT

PROPERTY INFORMATION

General Location: North side of Kingston Pike, East side of N. Cedar Bluff Rd.
Other Parcel Info.:
Tax ID Number: 132 02813 **Jurisdiction:** City
Size of Tract: 14.21 acres
Accessibility: The primary access to the site will be via the internal access driveway system serving the Kingston Corner Subdivision with access out to N. Cedar Bluff Rd. and Kingston Pike, both of which are 6 lane median divided arterial streets at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Entertainment center **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in an area that is dominated by shopping centers and general commercial uses. The zoning in the area is O-1, C-3, C-6, SC, SC-3, PC-1 and PC-2 commercial zones.

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

Street: 9049 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned to PC-1 (Retail and Office Park) on November 17, 2009.

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for the entertainment center containing approximately 49,925 square feet as shown on the development plan, subject to 9 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Revising the development plan to add a sidewalk connection from the main entrance for the center out to the new sidewalk that is being added on the east side of the access driveway that serves the Kingston Corner Commercial Subdivision. The new sidewalk on the east side of the access driveway shall be extended to the south along the remaining 2.85 acre site to connect with the existing sidewalk system when that parcel is developed. All proposed sidewalks are subject to approval by the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Obtaining a variance from the Knoxville Board of Zoning Appeals for the proposed reduction in required parking from 439 spaces to the proposed 368 spaces.
5. Revising the landscape plan to add the note that all Crape Myrtles that are proposed as trees shall be single stem and shall be maintained as trees.
6. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Proposed signage for the development is subject to a separate use on review application and approval.
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

Comments:

The applicant is proposing to develop an entertainment center with approximately 49,925 square feet of floor area on an 11.36 acre lot that is a part of the Kingston Corner Commercial Subdivision. The site is located on the north side of Kingston Pike and east side of N. Cedar Bluff Rd. and is served by the internal driveway system for the commercial subdivision.

The proposed facility includes a 22 lane bowling alley, a laser tag arena, an arcade game area, and a cafe and dining area. The applicant is proposing a parking lot with 368 spaces which is below the zoning ordinance requirement of 439 spaces. The applicant is requesting a variance from the Knoxville Board of Zoning Appeals for the proposed reduction in parking.

Stormwater management for this site will be tied into the overall stormwater system for the subdivision. The proposed sign plan submitted with the application does not comply with the sign regulations and will be reviewed under a separate use on review application.

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

1. All public utilities are available to serve the site.
2. The traffic impact study that had been prepared for the Kingston Corner Commercial Subdivision required improvements to address the traffic impacts of the entire development.
3. The proposed entertainment center 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. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions 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 additional traffic through residential areas since the development is located off of two arterial streets. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the Southwest County Sector Plan propose commercial use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 9/8/2016

- Details of Action:**
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Summary of Action: APPROVE the request for the entertainment center containing approximately 49,925 square feet as shown on the development plan, subject to 9 conditions

Date of Approval: 9/8/2016 **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: **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:**