

▶ **FILE #:** 6-I-08-UR

AGENDA ITEM #: 63

AGENDA DATE: 6/12/2008

▶ **APPLICANT:** **GRAHAM CORPORATION**

OWNER(S): GRAHAM DEVELOPMENT CORP.

TAX ID NUMBER: 67 L B 007

JURISDICTION: City Council District 3

▶ **LOCATION:** **Southeast side of Old Callahan Rd., northeast of Clinton Hwy.**

▶ **APPX. SIZE OF TRACT:** **1.43 acres**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Old Callahan Rd., a major collector street with a pavement width of 21' within a 60' wide right-of-way

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Grassy Creek

▶ **ZONING:** **PC-1 (Retail and Office Park)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Retail shopping center**

HISTORY OF ZONING: The site was zoned PC-1 in 2003 at the time of annexation into the City

SURROUNDING LAND USE AND ZONING: North: Developing retail commercial uses / CB commercial

South: Highway oriented commercial uses / C-3 commercial

East: Shopping center / PC-1 commercial

West: Shopping center / C-3 & C-4 commercial

NEIGHBORHOOD CONTEXT: Property in the area is zoned PC-1, C-3, C-4 and CB commercial and RB residential. Development in the area consists of numerous commercial outlets with a Target, Lowes and Wal-Mart as the anchor retailers.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a shopping center containing not more than 14,400 square feet of building area as shown on the development plan subject to 7 conditions**

1. Obtaining the needed peripheral boundary setback variance from the Knoxville Board of Zoning Appeals
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Dept. of Engineering
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox county Health Dept
5. Installing the proposed landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit
6. Certification on the development plan by the applicant's engineer that there is 300' of sight distance in both directions on Old Callahan Rd.

7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to the issuance of any grading / building permits

COMMENTS:

The applicant is proposing to develop a small commercial shopping center that will contain 14,400 square feet of floor space. In order to develop the site as proposed a variance to the required 50' peripheral setback will be required along the site's southeastern boundary. Due to the shape and narrowness of the site, development that would meet all requirements of the PC-1 (Retail and Office Park) district would be practically impossible. Due to the existing vertical alignment of Old Callahan Rd., staff has requested that the applicant have his engineer certify that there is 300' of sight distance in each direction at the proposed driveway.

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

1. The proposed shopping center will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed shopping center is surrounded by commercially zoned property and other major shopping centers in the area.

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

1. The proposed shopping center development, with the approval of the required variance, meets the standards for development within a PC-1 (Retail and Office Park) District and all other requirements of the Zoning Ordinance.
2. The 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 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

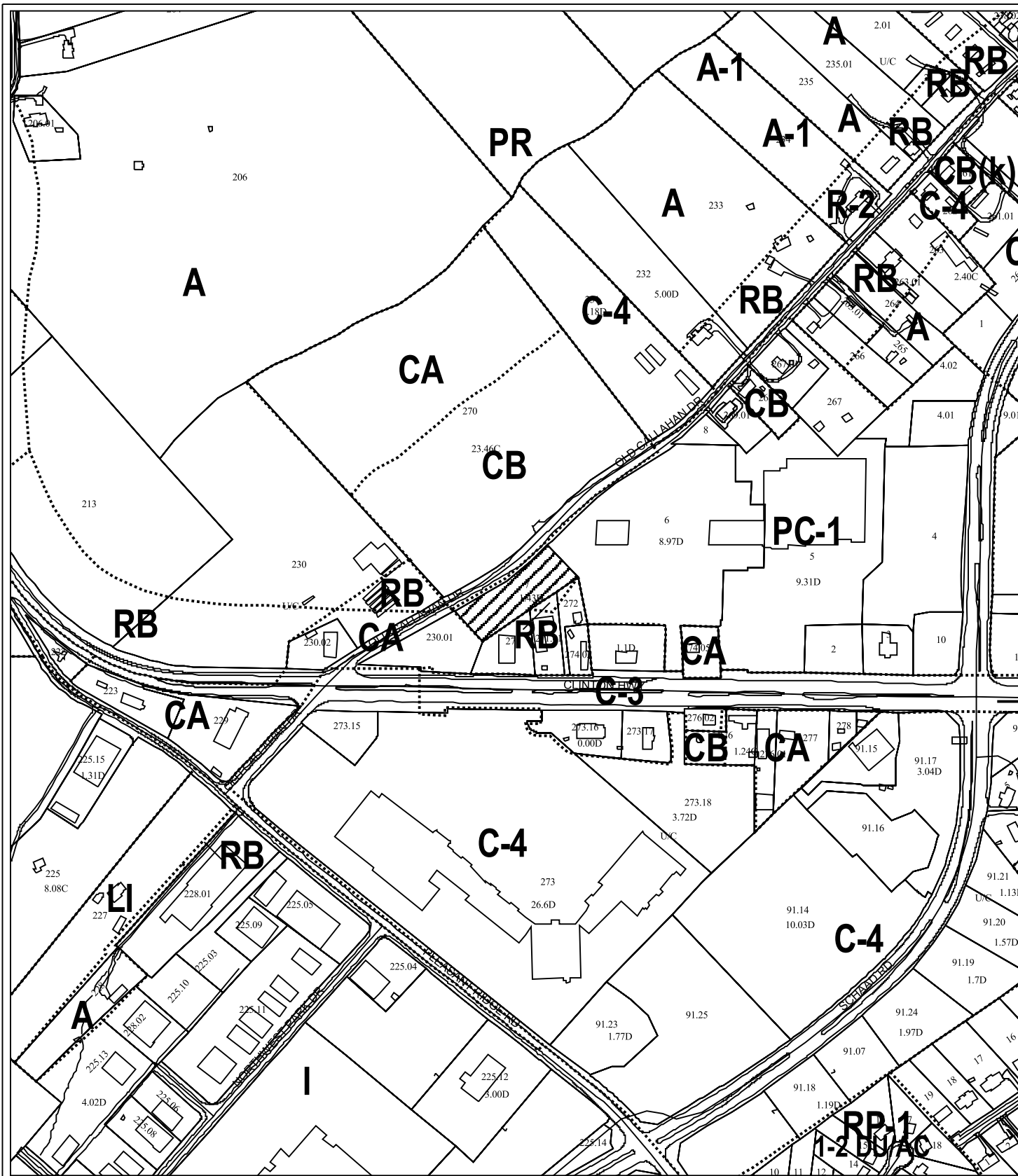
1. The Northwest City Sector Plan and Knoxville One Year Plan designates this property for general commercial uses.
2. The site is located within the Urban Growth Area inside the City on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 1927 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



6-I-08-UR
 USE ON REVIEW



Retail shopping center in PC-1 (Retail and Office Park)

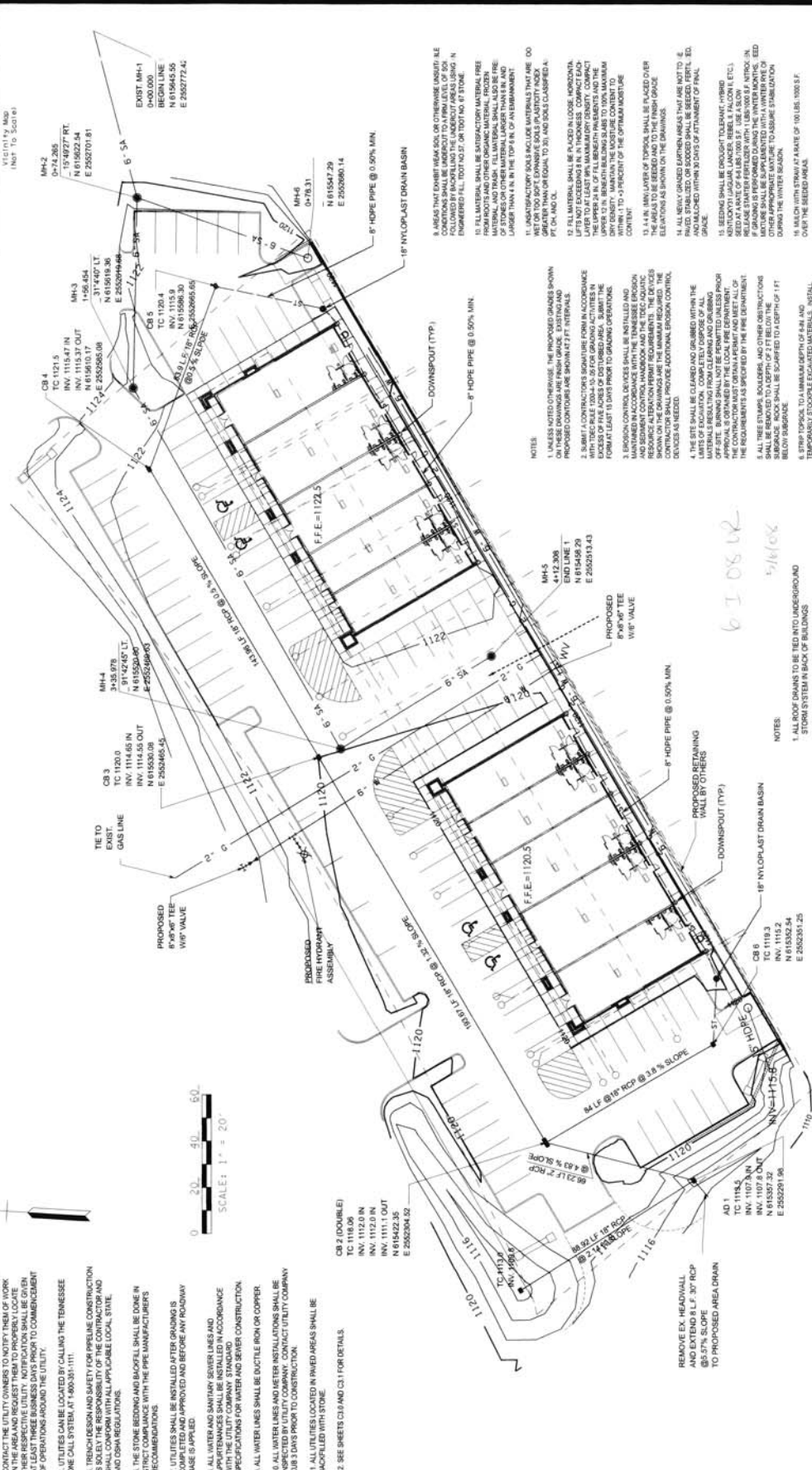
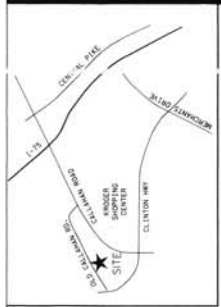
Original Print Date: 05/23/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Graham Corporation

Map No: 67

Jurisdiction: City





- NOTES:
1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES INVOLVED.
 2. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO MAINTAIN EXISTING UTILITIES AND STRUCTURES DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
 3. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS TO NOTIFY THEM OF WORK TO BE PERFORMED AND TO OBTAIN ANY NECESSARY PERMITS FROM THEIR RESPECTIVE UTILITY. NOTIFICATION SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
 4. UTILITIES CAN BE LOCATED BY CALLING THE TENNESSEE ONE CALL SYSTEM, AT 1-800-331-1111.
 5. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE DESIGNER'S. APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS SHALL BE OBSERVED.
 6. THE STONE BEDDING AND BACKFILL SHALL BE DONE IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
 7. UTILITIES SHALL BE INSTALLED AFTER GRADING IS COMPLETED AND APPROVED AND BEFORE ANY PAVEMENT BASE IS APPLIED.
 8. ALL WATER AND SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE TRENCHING AND SHIELDING CONSTRUCTION SPECIFICATIONS FOR WASTES AND SEWER CONSTRUCTION.
 9. ALL WATER LINES SHALL BE DUCTILE IRON OR COPPER.
 10. ALL WATER LINES AND METER INSTALLATIONS SHALL BE INSPECTED BY UTILITY COMPANY. CONTACT UTILITY COMPANY 48 HOURS PRIOR TO CONSTRUCTION.
 11. ALL UTILITIES LOCATED IN PAVED AREAS SHALL BE BACKFILLED WITH STONE.
 12. SEE SHEETS C1.0 AND C3.1 FOR DETAILS.

9. AREAS THAT EXHIBIT WEAK SOILS OR OTHERWISE UNDESIRABLE CONDITIONS SHALL BE UNDERPUT TO AN ADEQUATE LEVEL OF SOIL ENHANCEMENT. FILL, NOT TO EXCEED 18 INCHES, SHALL BE ENGINEERED FILL, NOT TO EXCEED 10 FT. INTERVALS.
10. ALL MATERIAL SHALL BE SUBSTANTIAL MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND OTHER MATERIALS THAT WOULD BE LIKELY TO SETTLE OR COMPRESS. ALL MATERIAL SHALL BE PLACED IN LAYERS 12 IN. BEHIND BELONGING SLABS TO 100% MAXIMUM COMPACTED. ALL MATERIAL SHALL BE PLACED WITHIN 1 TO 2 INCHES OF THE OPTIMUM MOISTURE CONTENT.
11. UNDESIRABLE SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO DRY, EXPANSIVE SOILS PLASTICITY INDEX (PI) OF 10 OR MORE, OR SOILS CLASSIFIED A-1, PT. CH, AND CL.
12. ALL MATERIAL SHALL BE PLACED IN LAYERS, HORIZONTAL LIFTS NOT EXCEEDING 6 IN. THICKNESS. COMPACT EACH LIFT TO 95% RELATIVE COMPACTION. ALL MATERIAL SHALL BE PLACED IN LAYERS 12 IN. BEHIND BELONGING SLABS TO 100% MAXIMUM COMPACTED. ALL MATERIAL SHALL BE PLACED WITHIN 1 TO 2 INCHES OF THE OPTIMUM MOISTURE CONTENT.
13. A 6 IN. MINIMUM LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE. TOPSOIL SHALL BE SEEDING AND SOIL ENHANCEMENT SHALL BE COMPLETED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
14. SEEDING SHALL BE CRODTOWN TOLERANT HYBRID BERMGRASS SEED AT A RATE OF 100 LB. PER 1000 S.F. OF AREA TO BE SEED. USE A 50/50 MIXTURE OF BERMGRASS SEED WITH 1 LB. PER 1000 S.F. OF AREA. SEEDS SHALL BE SUPPLEMENTED WITH A WINTER PILE OF MULCH TO MAINTAIN SOIL TEMPERATURE AND TO PREVENT SOIL EROSION. MULCH SHALL BE APPLIED TO THE ENTIRE SEEDING AREA.
15. SEEDING SHALL BE COMPLETED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
16. ALL STORM DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE TRENCHING AND SHIELDING CONSTRUCTION SPECIFICATIONS FOR WASTES AND SEWER CONSTRUCTION.
17. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL SHALL BE COMPLETED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE. ALL AREAS TO RECEIVE FILL SHALL BE PROOF ROLLED TO A MINIMUM DEPTH OF 6 IN. AND TO A MINIMUM OF 100 LB. PER 1000 S.F. OF AREA. PROOF ROLLING SHALL BE UNDERPUT AND BACKFILLED TO THE FINISH GRADE. ALL AREAS TO RECEIVE FILL SHALL BE PROOF ROLLED TO A MINIMUM DEPTH OF 6 IN. AND TO A MINIMUM OF 100 LB. PER 1000 S.F. OF AREA. PROOF ROLLING SHALL BE UNDERPUT AND BACKFILLED TO THE FINISH GRADE.
18. RETAINING WALL DESIGN BY OTHERS.

- NOTES:
1. UNLESS NOTED OTHERWISE, THE PROPOSED GRADING SHOWN ON THESE DRAWINGS IS BASED ON THE ASSUMPTIONS AND PROPOSED CONDITIONS ARE SHOWN AT 2 FT. INTERVALS.
 2. SURVEY LOCATIONS SHOWN FROM A COORDINATE WITH THE LOCAL AREA OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT FOR THE INSTALLATION OF FIRE HYDRANTS AND OTHER STRUCTURES. ALL STRUCTURES SHALL BE INSTALLED TO A MINIMUM DEPTH OF 6 IN. AND TO A MINIMUM OF 100 LB. PER 1000 S.F. OF AREA. PROOF ROLLING SHALL BE UNDERPUT AND BACKFILLED TO THE FINISH GRADE.
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 4. CONTACT KUB BEFORE CONNECTIONS TO EXISTING GASLINE AND WASTEWATER UTILITY BEFORE CONNECTIONS TO EXISTING WATER SERVICE.

- NOTES:
1. ALL ROOF DRAINS TO BE TIED INTO UNDERGROUND STORM SYSTEM IN BACK OF BUILDINGS.
 2. ALL STORMWATER PIPES TO BE RCP CL II BUILDING (SEE PLUMBING DRAWINGS).
 3. GAS & WATER CONNECTIONS TO BE BEHIND BUILDING (SEE PLUMBING DRAWINGS).
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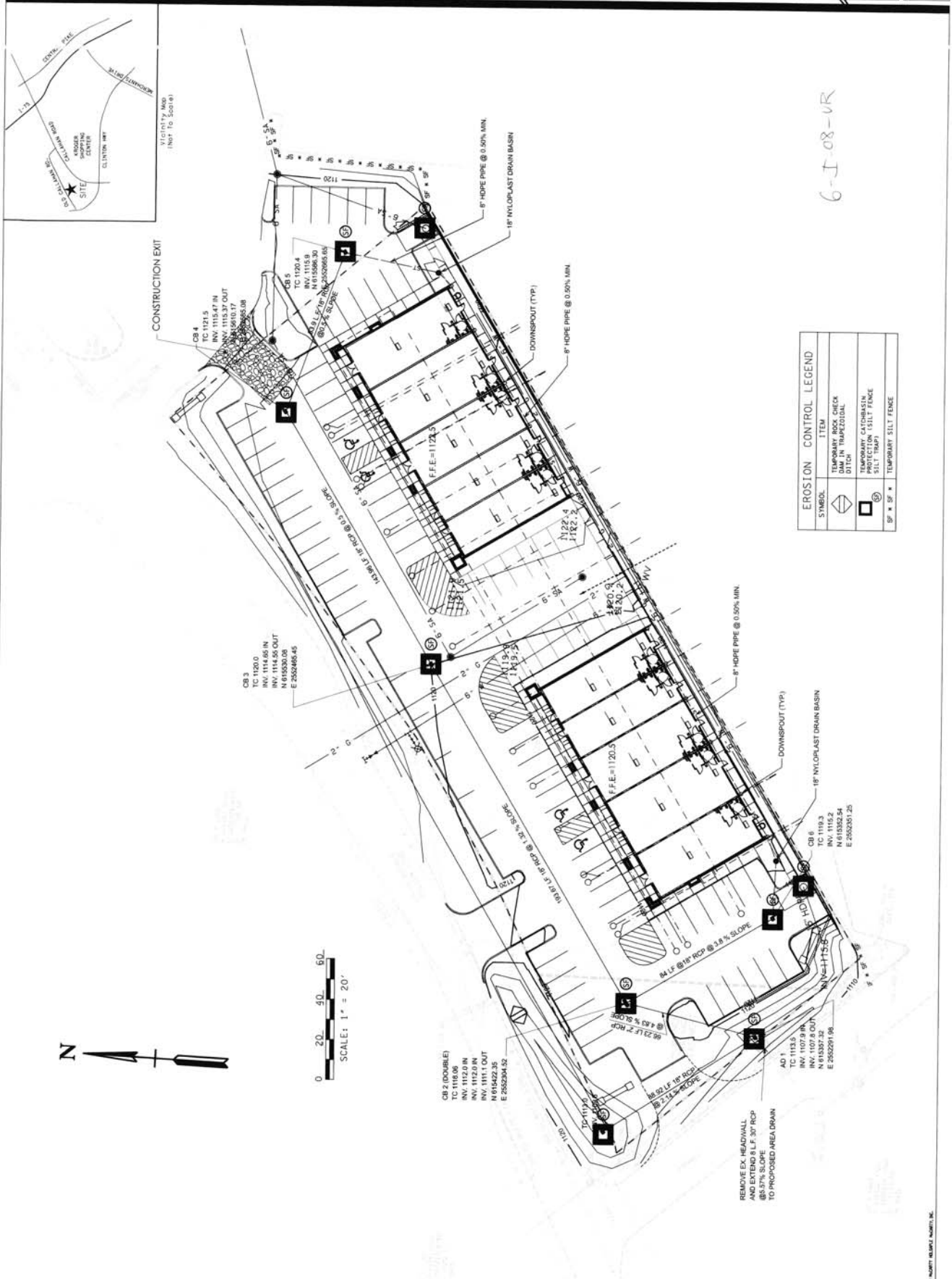
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DATE: FEBRUARY 11, 2008
 DRAWING NO.: C1.0
 PROJECT NO.: 08-14-08

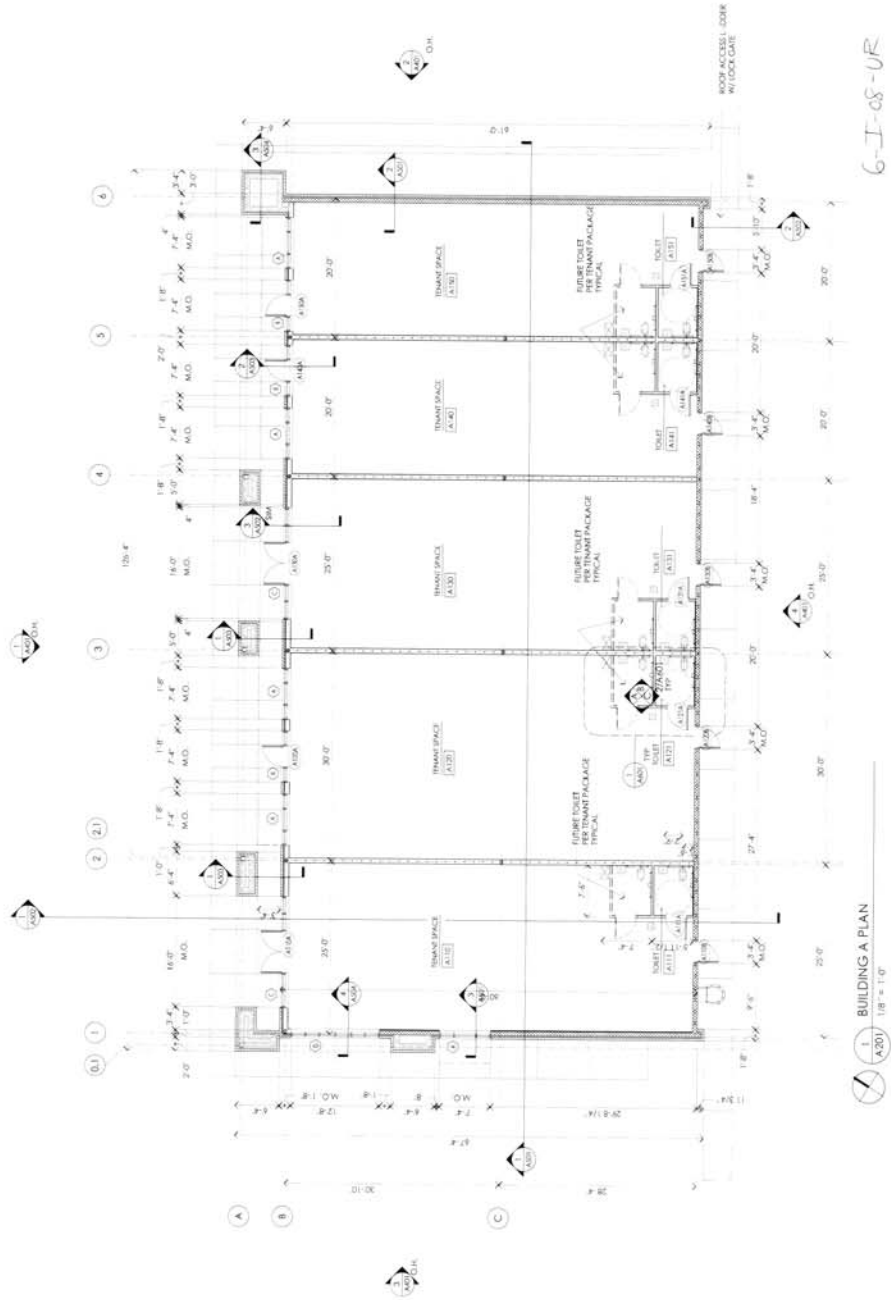
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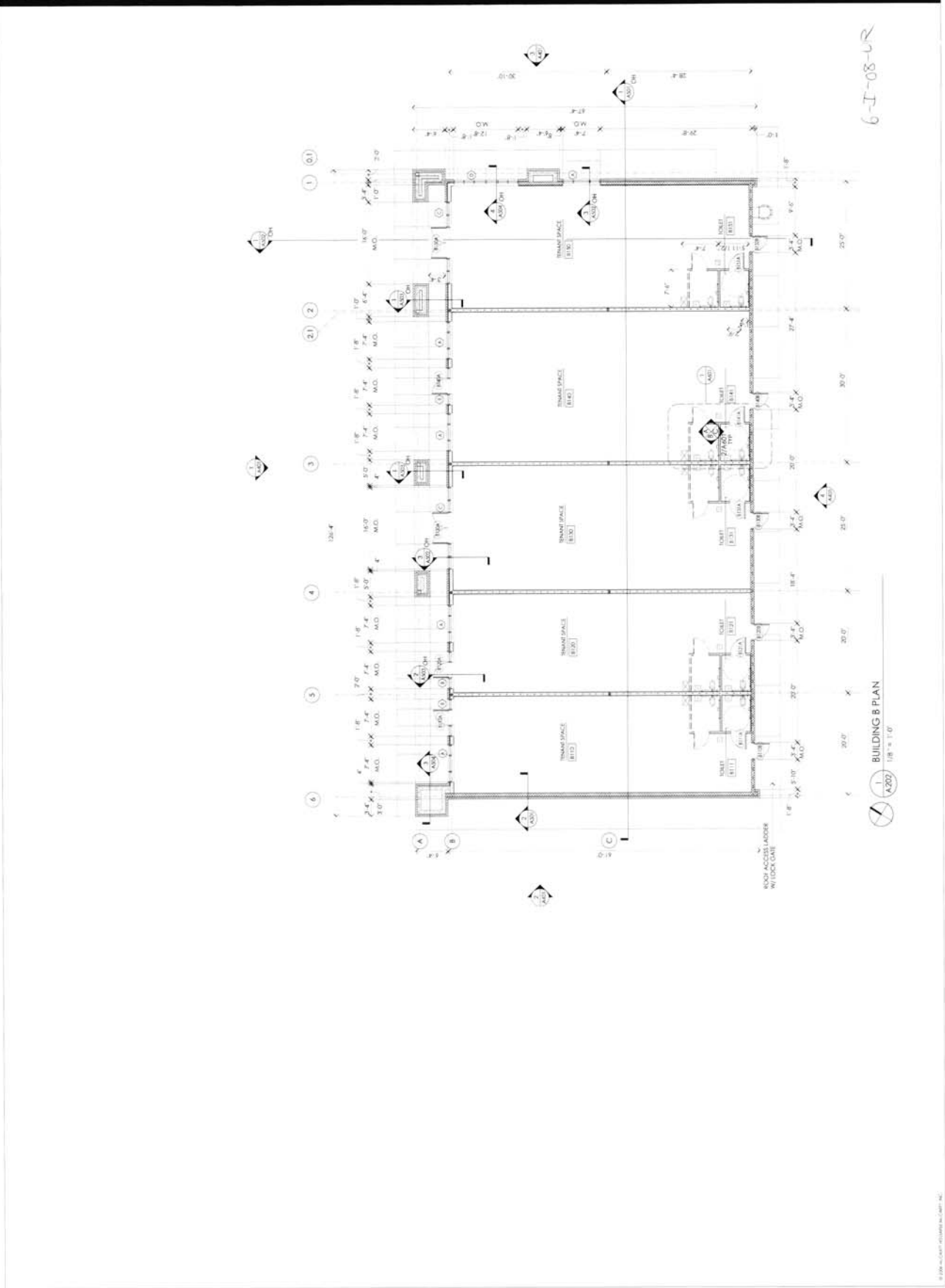
SCALE: 1" = 20'

EROSION CONTROL LEGEND

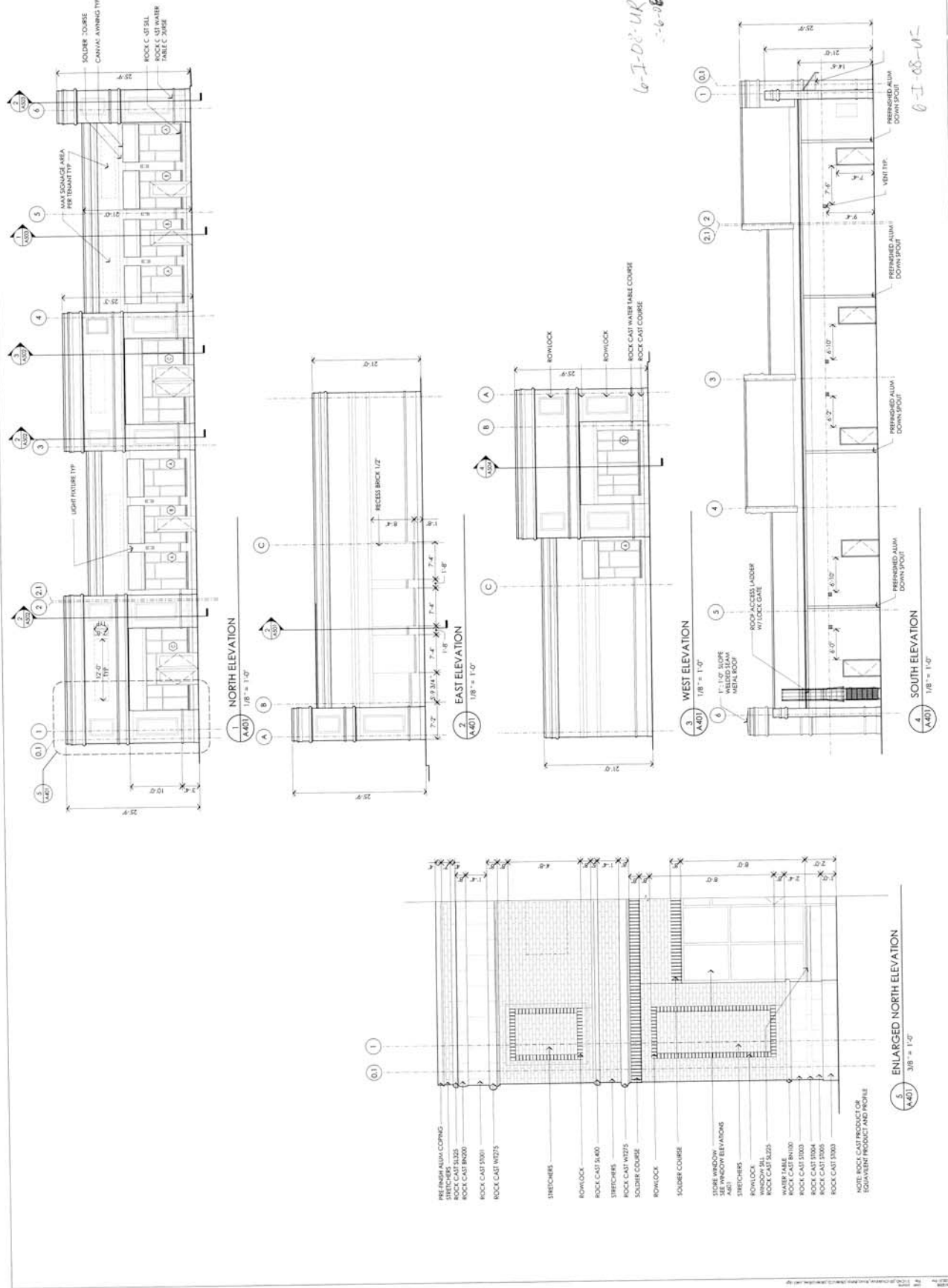
SYMBOL	ITEM
	TEMPORARY ROCK CHECK DAM IN TEMPORIAL DRAIN
	TEMPORARY CATCH BASIN PROTECTION (SILT FENCE SILT TRAP)
	8" HOPE PIPE
	TEMPORARY SILT FENCE



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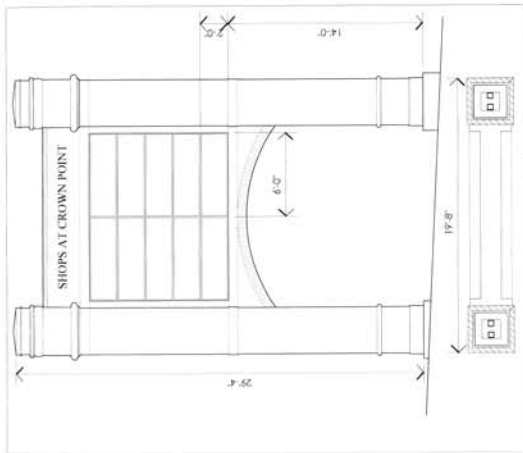
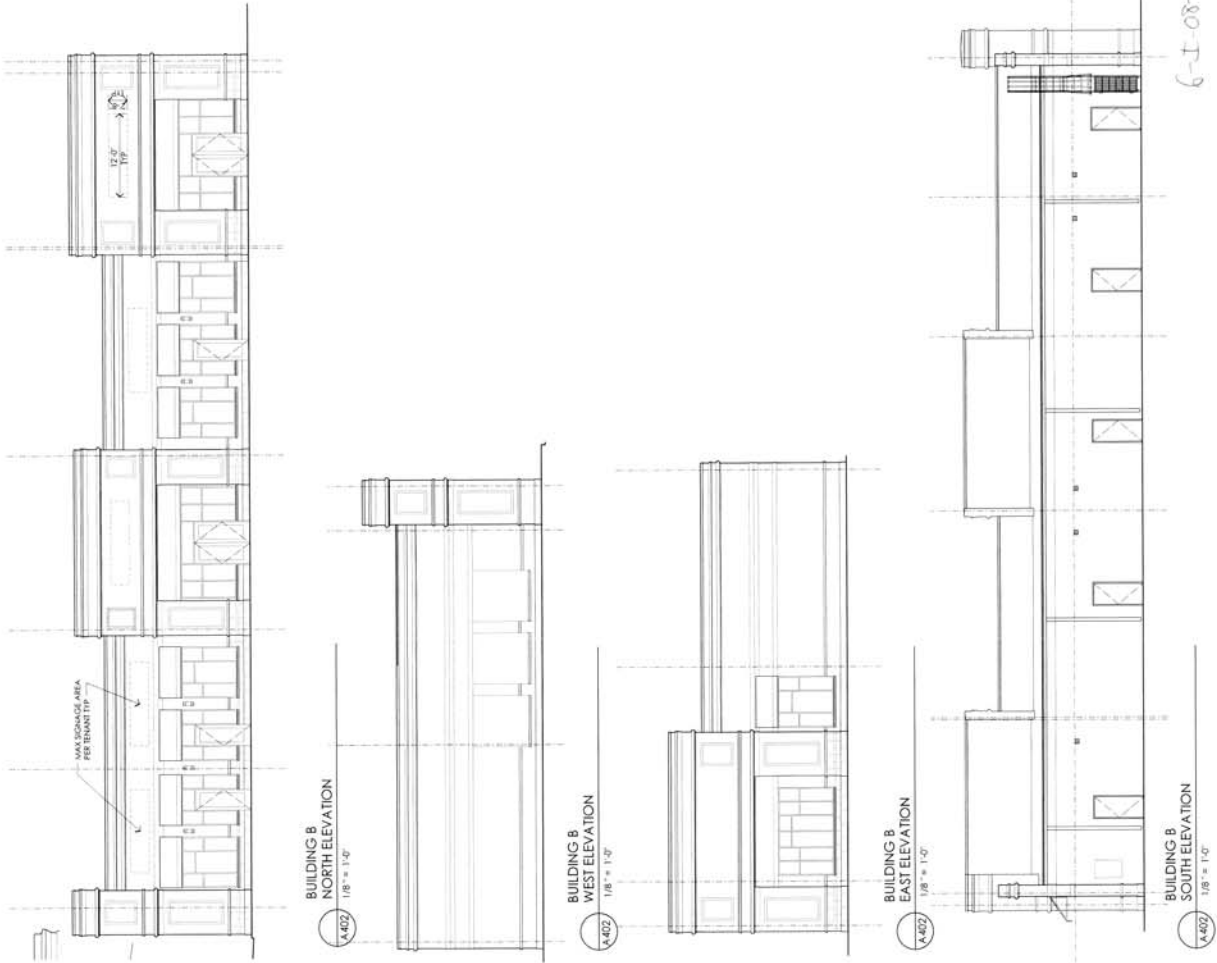


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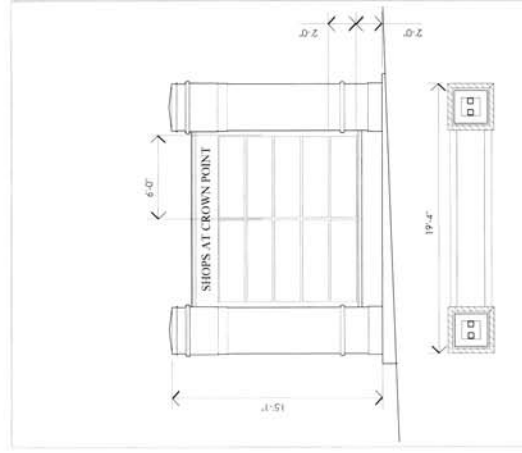


SHOPS AT CROWN POINT
 OLD CALKIHAN ROAD
 KNOXVILLE, TENNESSEE

DATE: _____	PROJECT: SHOPS AT CROWN POINT
DRAWN BY: _____	CHECKED BY: _____
SCALE: _____	DATE: _____
SHEET NO. A 402 PROJECT NO. _____	



MHM
 SHOPS AT CROWN POINT
 OLD CALKIHAN ROAD
 KNOXVILLE, TN
 SIGNAGE
 1 of 2



MHM
 SHOPS AT CROWN POINT
 OLD CALKIHAN ROAD
 KNOXVILLE, TN
 SIGNAGE
 2 of 2