

▶ **FILE #:** 10-B-10-UR

**AGENDA ITEM #** 34

**AGENDA DATE:** 10/14/2010

▶ **APPLICANT:** CHARLES BRETT RICHARDSON

OWNER(S):

TAX ID NUMBER: 154 094

JURISDICTION: City Council District 2

▶ **LOCATION:** North side of S. Northshore Drive, west of Thunderhead Road.

▶ **APPX. SIZE OF TRACT:** 9 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via right in- right out access from S. Northshore Dr. Additional access to the site is via Thunderhead Dr. through the partially developed Northshore Town Center development.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** TC-1 (Town Center)

▶ **EXISTING LAND USE:** Partially developed mixed use development

▶ **PROPOSED USE:** Liquor Store

HISTORY OF ZONING: A development plan was approved for this portion of the Northshore Town Center in 2005.

SURROUNDING LAND USE AND ZONING: North: Partially developed mixed use development / TC-1 town center

South: Detached residential subdivision / PR residential

East: Partially developed mixed use development / TC-1 town center

West: Detached residential subdivision / PR residential

NEIGHBORHOOD CONTEXT: The site is located at the western edge of the proposed Northshore Town Center development. It is located in the periphery area of the approved development plan for that development. The site adjoins Northshore Landing subdivision to the west and Admirals Landing Subdivision to the south. Both of these subdivisions are zoned PR (Planned Residential) and have been developed at less than 3 dwellings per acre.

**STAFF RECOMMENDATION:**

▶ **DENY** the request for a retail liquor store because the proposed use is contrary to the general principles of the TC-1 zone and the approved development plan and would not be in keeping with the adjoining low density residential developments

**COMMENTS:**

The creation of pedestrian oriented, mixed use urban developments that provide for shopping, business and personal services and housing is a goal of the TC-1 zoning. Additionally, it is goal of the TC-1 zone to reduce the reliance on the use of the automobile by making the develop compact and to promote an efficient use of the land. As part of the process to change the zoning of a piece of property to TC-1 (Town Center) a conceptual development plan is presented at the time the rezoning is considered by the MPC and legislative body. The development plan indentifies the "core area" where the most intense development would be expected to take place. Secondly, the plan will identify the "peripheral area" which is the area surrounding the core where the type of uses and the intensity of development is expected to change. The intensity of use in the core and the peripheral areas may be limited based upon adopted plans, surrounding land use, transportation impacts and environmental considerations or any other factor that the MPC finds to be relevant.

The site in question is part of an 11.9 acre site that was zoned TC-1 (Town Center) in 2005. As part of that rezoning process, a development plan was presented that showed the site as being located in the peripheral area. The area was designated to be part of the peripheral area for good reason. The site is located adjacent to an existing low density detached residential subdivisions. By designating this portion of the site as part of the peripheral area the need for a transition, or stepping down in development intensity, between the more intense development approved for the core area and the adjoining low density residential uses found in the area was identified and addressed. Designation of site as being in the peripheral area limited the potential uses of the site. While not totally prohibited, retail sales are to be limited within the peripheral area. Subsequent to the designation of this area to be part of the peripheral area, a use on review was approved that proposed an office building for this site. Because their hours a limited and they do not generate large volumes of traffic, offices are generally good neighbors to residential development. Because office buildings generate fewer trips than a retail outlet, the access to this portion of the site is limited to a right turn in and right turn out only.

As previously noted the purpose of the TC-1 zoning district is to promote the efficient use of land and to reduce the reliance on the use of the automobile. To do so retail shops are to be concentrated in the core area on the site in order to promote pedestrian access and to provide relief from the need to get in the car to go from one shop to another. Retail development in the TC-1 zone is intended to create a shopping experience that permits multiple opportunities without having to get in your car. With those goals in mind, allowing retail sales in the peripheral area should be severely limited. Staff believes that the TC-1 regulations were intended to permit retail sales in the peripheral only when it would be accessory to a professional or personal service that is being provided. Staff also believes that other shops could be permitted in the peripheral area if they had a very limited clientele and limited hours of operation.

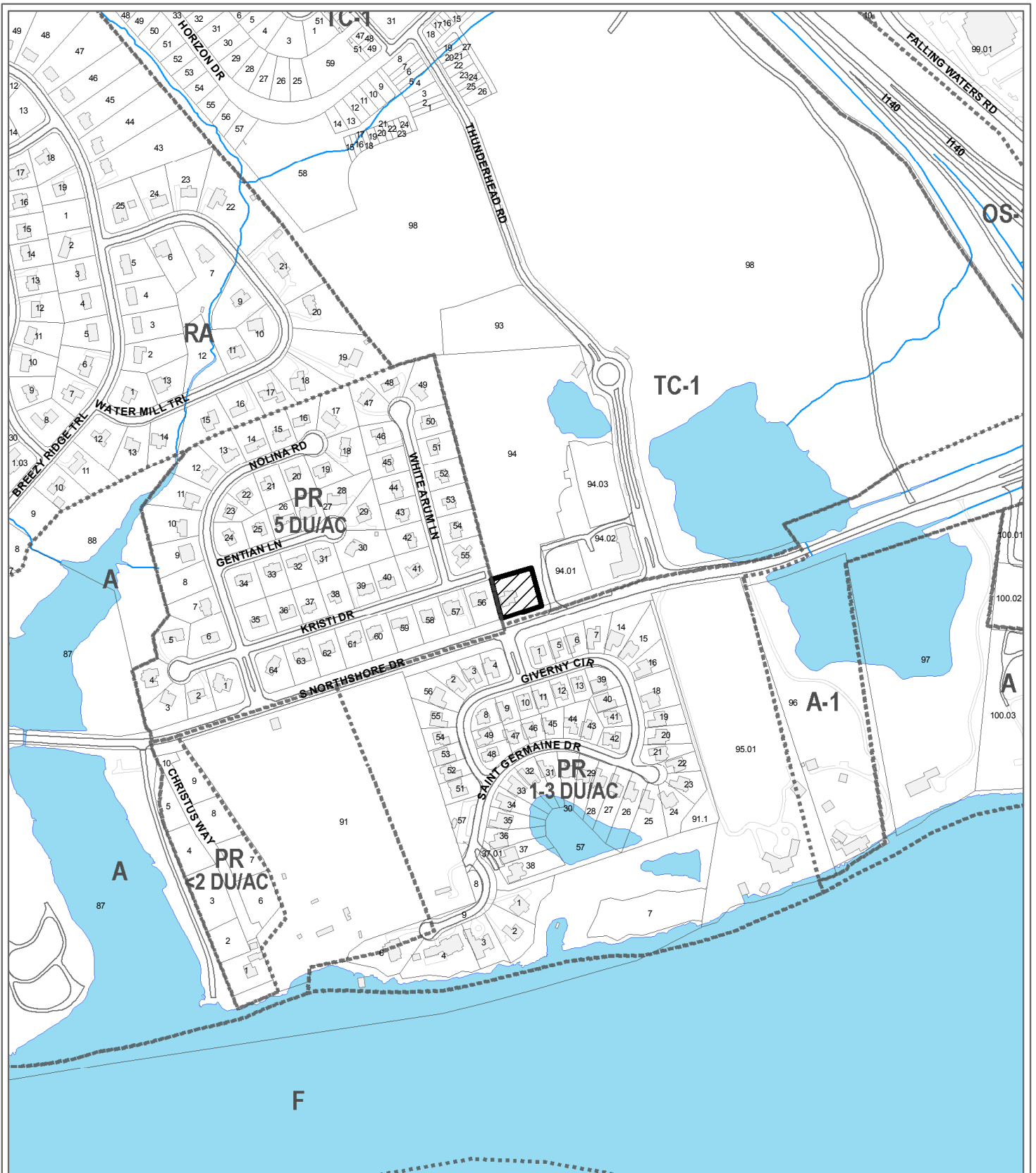
In this case the proposed liquor store would be a stand alone retail outlet that is permitted to operate between 8:00 AM and 11:00 PM. We do not believe this use is in keeping with the intent of the TC-1 zone, it does not conform to the previously approved development plan, the site has limited acces, and it is not an appropriate use to allow to locate next to a low density residential neighborhood.

ESTIMATED TRAFFIC IMPACT 199 (average daily vehicle trips)

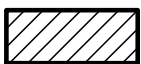
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**10-B-10-UR  
USE ON REVIEW**

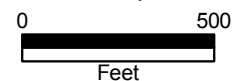


Liquor Store in TC-1 (Town Center)

Petitioner: Richardson, Charles BrettL

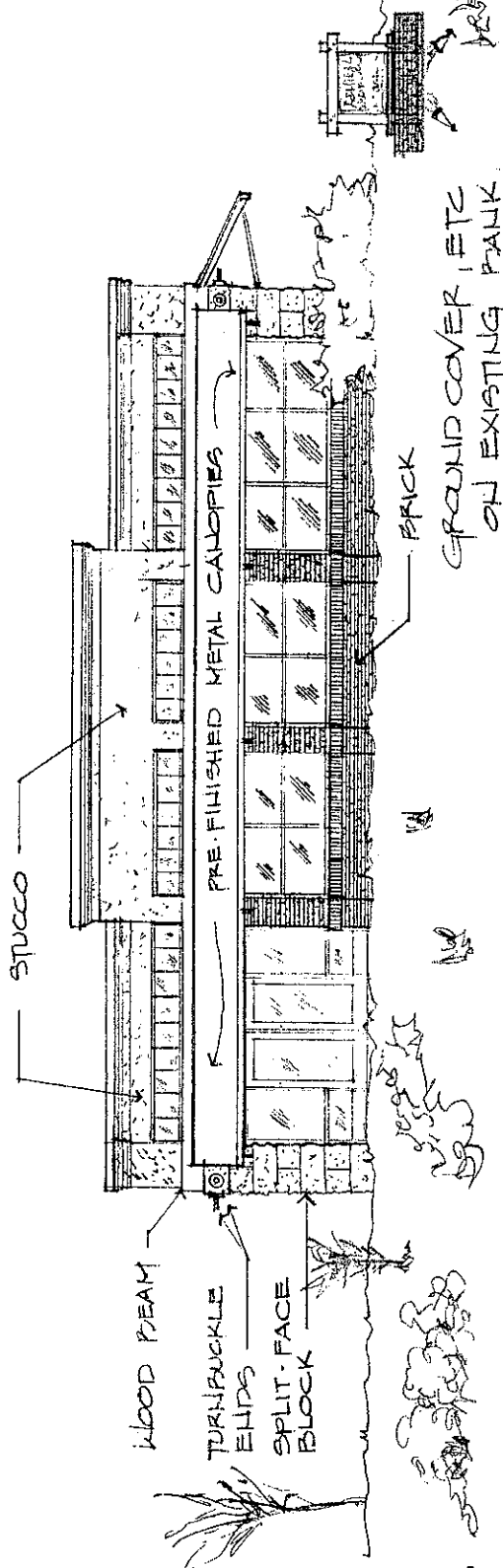
Map No: 154

Jurisdiction: City



Original Print Date: 9/22/2010      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

10-8-10-4R  
REVISED  
10/1/10

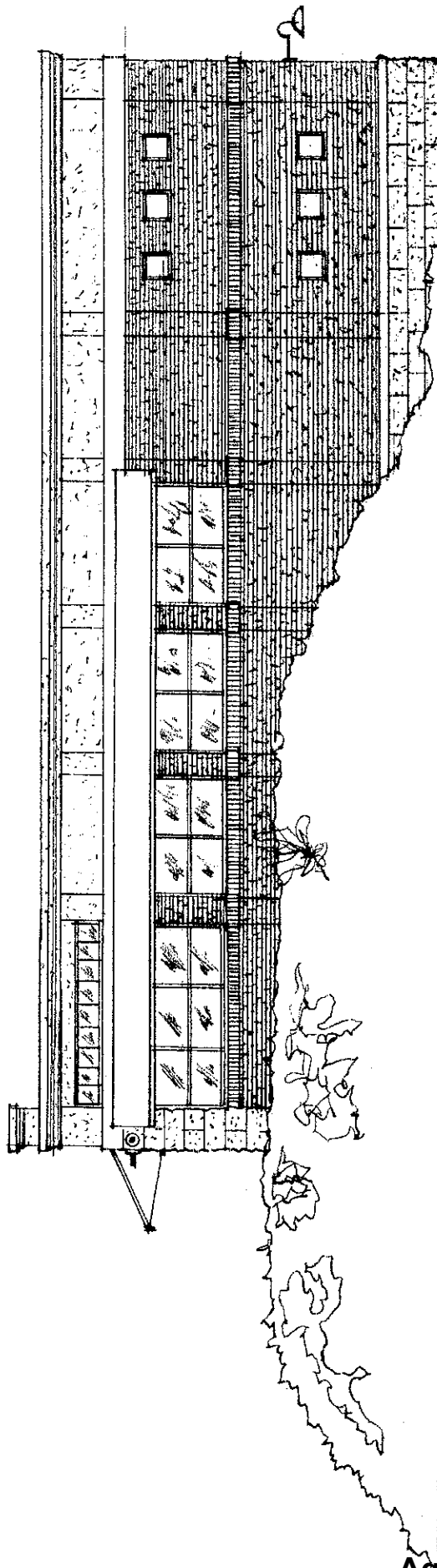


1/8" = 1'-0"  
8-76-10  
10.1-10

NOTE:  
THESE ELEVATIONS REFLECT A  
PRELIMINARY DESIGN BASED ON  
THE TC-1 NORTHSORE DESIGN  
GUIDELINES 3-4-2004. DESIGN  
DEVELOPMENT MAY ALTER THESE  
BUT THE DESIGN INTENT SHALL REMAIN.

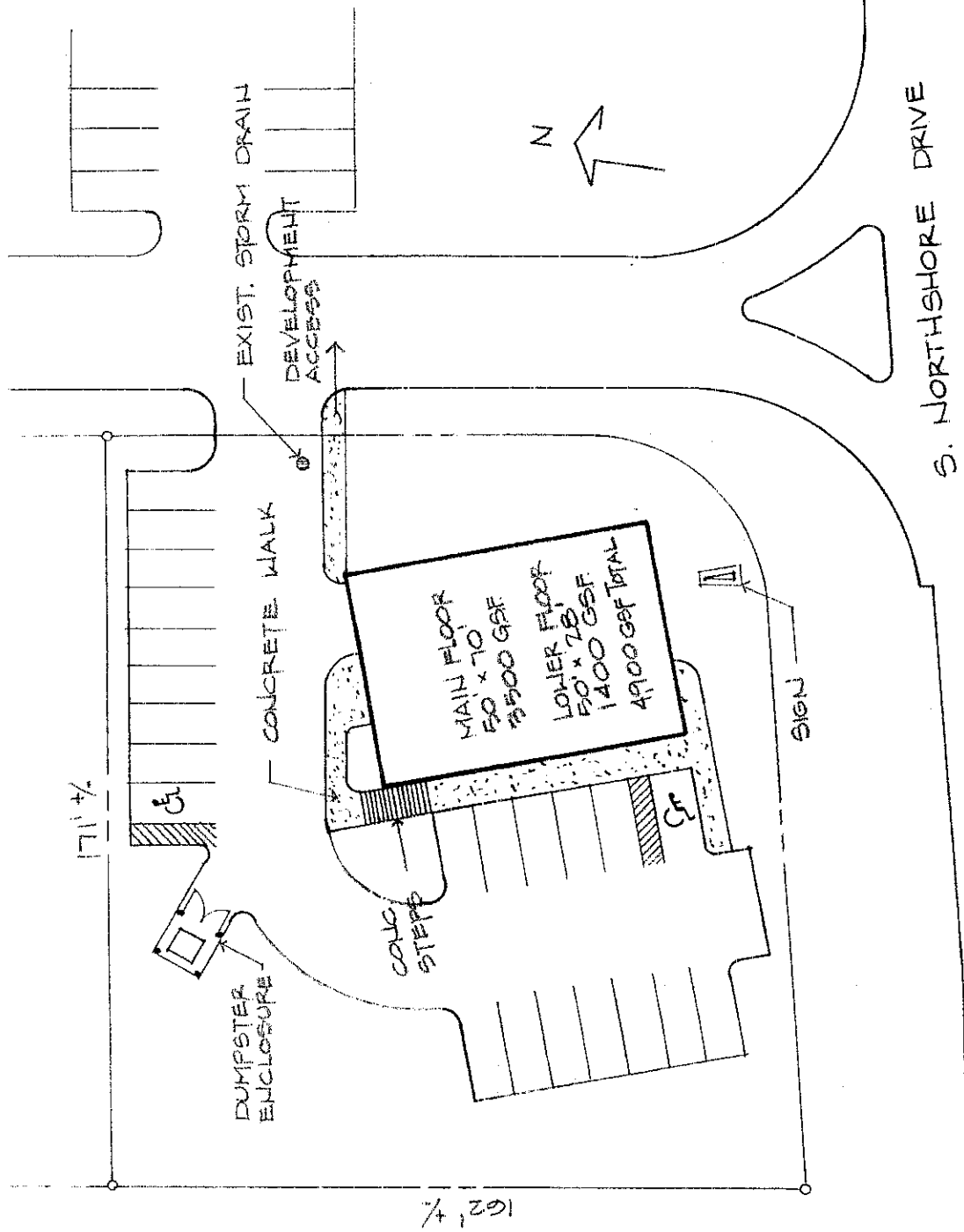
# PROPOSED FRONT ELEVATION for ADMIRAL WINE & SPIRITS

M.E. CARTER - ARCHITECT 865-689-3998



PROPOSED SIDE ELEVATION for  
ADMIRAL WINE & SPIRITS

1/8" = 1'-0"  
8-27-10  
10-1-10



S. NORTHSHORE DRIVE

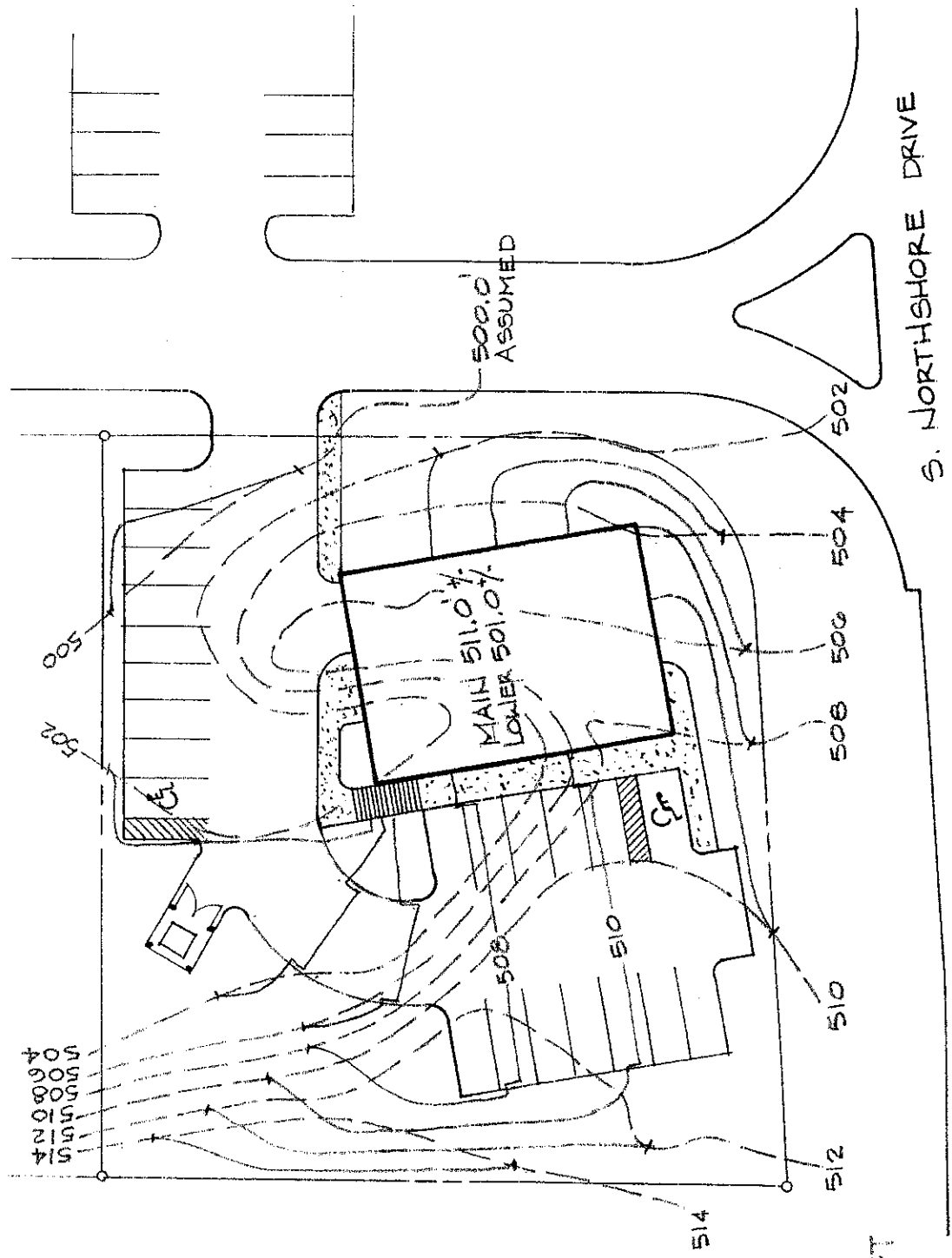
PRELIM. SITE PLAN for  
ADMIRAL WINE & SPIRITS 3 of 6

PARKING  
 22 REQUIRED  
 22 SHOWN w/o SHARED  
 PARKING

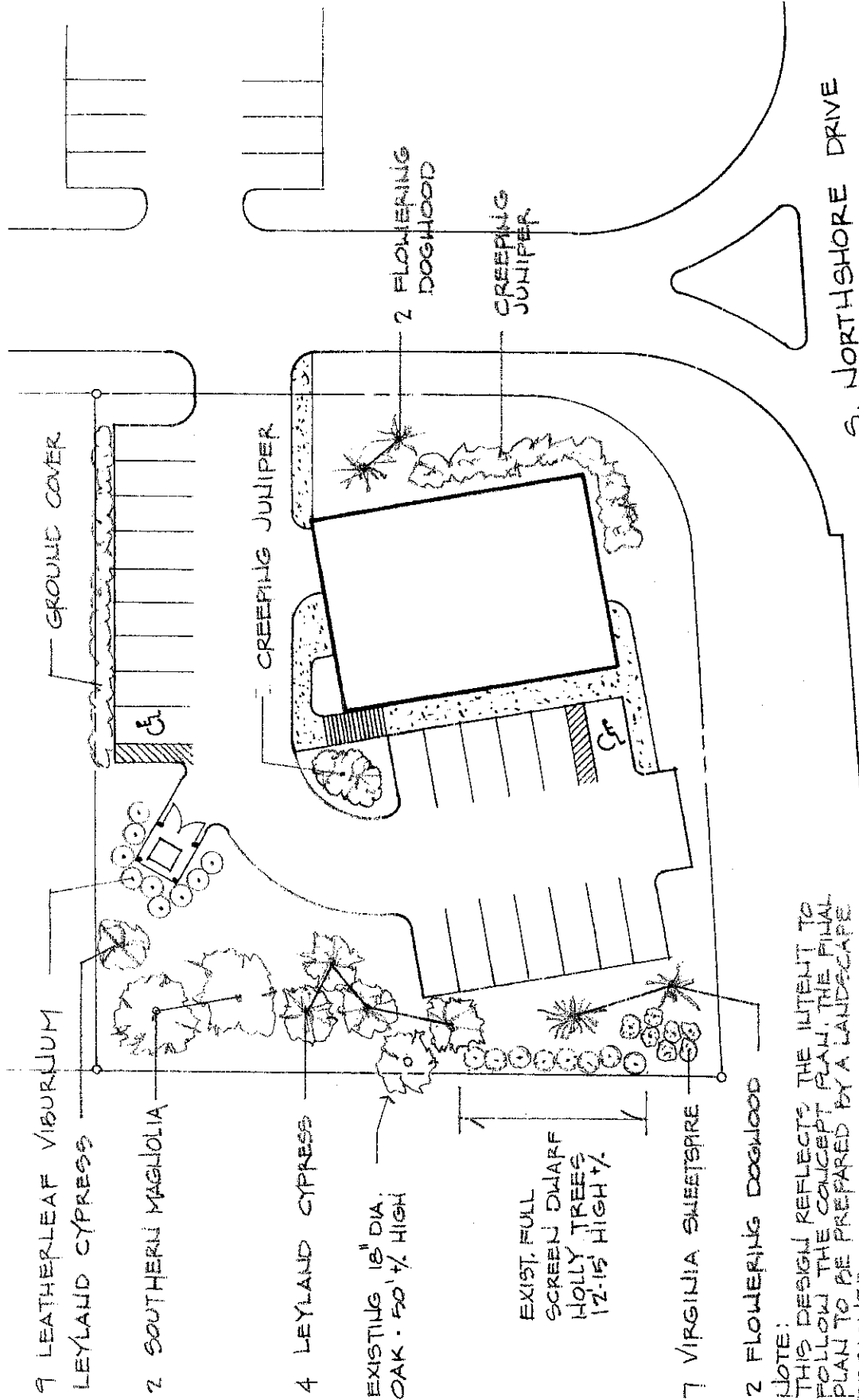
DUMPSTER ENCLOSURE  
 TO BE BRICK w/ DOUBLE  
 SOLID HINGED GATES.

BUSINESS SIGN TO BE  
 A BRICK MONUMENT  
 DESIGN CONFORMING  
 TO CONCEPT PLAN  
 REQUIREMENTS.

10-1-10  
 1" = 30'-0" +/-  
 M.E. CARTER - ARCHITECT



PRELIM. GRADING PLAN for  
ADMIRAL WINE & SPIRITS 4 of 6



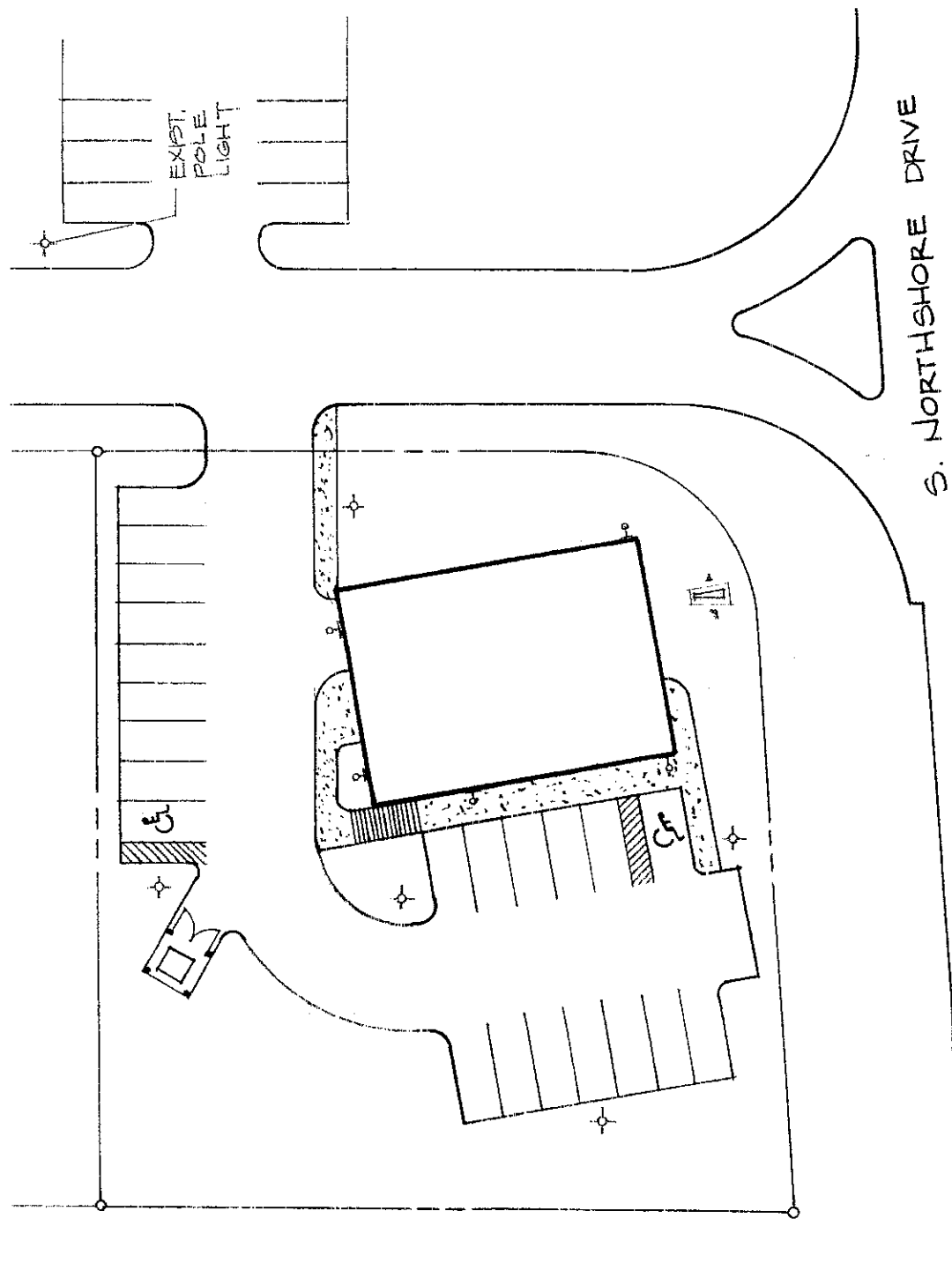
S. NORTHSHORE DRIVE

PRELIM. LANDSCAPE PLAN for  
ADMIRAL WINIE & SPIRITS 5076

NOTE:  
THIS DESIGN REFLECTS THE INTENT TO FOLLOW THE CONCEPT PLAN. THE FINAL PLAN TO BE PREPARED BY A LANDSCAPE DESIGNER.

10.1.10  
1" = 30'0" +/-  
M.E. CARTER - ARCHITECT





LEGEND

- ⊕ POLE LIGHT  
MATCH EXIST. LIGHTS  
IN SAME DEVELOPMENT.
- ⊙ BUILDING MOUNT  
GOOSE NECK LIGHT  
⌒
- ▽ GROUND MOUNT  
DIRECTIONAL LIGHT
- ▣ BRICK MONUMENT  
SIGN w/ GROUND  
UP LIGHTING

10-1-10  
1" = 30'-0" +/-

M.E. CARTER - ARCHITECT

PRELIM. SITE LIGHTING PLAN  
ADMIRAL WINE & SPIRITS

S. NORTSHORE DRIVE