

▶ **FILE #:** 2-F-11-UR

AGENDA ITEM # 37

AGENDA DATE: 2/10/2011

▶ **APPLICANT:** **ROCKY HILL SHOPPING CENTER**

OWNER(S): David Burleson Construction Company

TAX ID NUMBER: 133 D A 020 & 021

JURISDICTION: City Council District 2

▶ **LOCATION:** **Northwest side of S. Northshore Dr., northeast side of Rocky Hill Rd.**

▶ **APPX. SIZE OF TRACT:** **9.5 acres**

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with a 22' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** **SC-1 (Neighborhood Shopping Center)**

▶ **EXISTING LAND USE:** **Shopping center**

▶ **PROPOSED USE:** **Shopping center expansion**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)

South: Mixed businesses / C-3 (General Commercial)

East: Church / A-1 (General Agricultural)

West: Mixed businesses and residences / C-1 (Neighborhood Commercial), C-3 (General Commercial), O-1 (Office, Medical, and Related Services), & R-1

NEIGHBORHOOD CONTEXT: This site is within a developed commercial node around the Northshore/Morrell Rd intersection, where properties are zoned C-1, C-3 and SC-1.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for an addition of approximately 790 square feet to an existing eating and drinking establishment and Phase I parking expansion at the Rocky Hill Shopping Center, subject to 6 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable building and fire code requirements.
3. Meeting all applicable requirements of the Knoxville Engineering Department
4. Prior to moving forward with the Phase 1 parking expansion, submitting a revised scaled development plan to MPC Staff that clearly shows that the proposed parking meets all requirements of the Knoxville Zoning Ordinance including the screening and landscape area required between S. Northshore Dr. and the

proposed parking. The revised development and landscape plan shall be approved by MPC staff before obtaining other approvals. Landscaping shall be provided that will screen the headlights of parked vehicles from S. Northshore Dr.

5. Meeting all applicable requirements of the Knoxville City Arborist for any revisions to the parking lot.
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department

With the conditions noted above, this request meets all requirements of the SC-1 (Neighborhood Shopping Center) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to add a covered patio to Rooster's Grill, an existing eating and drinking establishment located in Rocky Hill Shopping Center on S. Northshore Dr. The proposed addition of approximately 790 square feet will be located on the east side of the building and will require the removal of four parking spaces. Even with the addition and removal of existing parking, the shopping center still meets the parking requirements of the Knoxville Zoning Ordinance.

While the addition is proposed as a covered patio, staff's recommended approval would also allow for the addition to be enclosed subject to meeting all building and fire code requirements.

The applicant has proposed two possible parking expansions for the shopping center. This is additional parking for the shopping center which already exceeds minimum parking standards. Staff is only recommending approval of the Phase I parking subject to moving the parking back from the S. Northshore Dr. right-of-way in order to maintain the required 10' landscape buffer.

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

1. The proposed covered patio will have minimal impact on local services since all utilities are available to serve this site.
2. The existing shopping center has adequate parking to meet the requirements of this small addition.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed covered patio meets the standards for development within the SC-1 zoning 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 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 West City Sector Plan identifies this property for neighborhood commercial use. The One Year Plan designates the site for general commercial use.
2. The site is identified as being within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 292 (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.

Schools affected by this proposal: , , and .

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.