

▶ **FILE #:** 6-A-11-UR

AGENDA ITEM #: 29

AGENDA DATE: 6/9/2011

▶ **APPLICANT:** TIGER, G.P.

OWNER(S): Graham Development Corporation

TAX ID NUMBER: 67 L B 009 PT. 067 26103 PT.

JURISDICTION: County Commission District 6

▶ **LOCATION:** East side of Callahan Dr., north of Clinton Hwy.

▶ **APPX. SIZE OF TRACT:** 0.998 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via an internal driveway within the Crown Point Plaza Shopping Center.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Fork Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Parking lot

▶ **PROPOSED USE:** Commercial development

HISTORY OF ZONING: The property was zoned PC (Planned Commercial) in 1995. The site plan for the shopping center was approved in 1997

SURROUNDING LAND USE AND ZONING:
 North: Retail sales / PC Commercial
 South: Retail sales / PC Commercial
 East: Retail sales / PC Commercial
 West: Retail sales / PC Commercial

NEIGHBORHOOD CONTEXT: The site is located within the portion of Crown Point Plaza Shopping Center that contains the Lowes, Hobby Lobby and a number of restaurants

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 4,800 square foot building as shown on the site plan subject to 11 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Preparing a revised traffic impact study that addresses the signalized intersection at Callahan Rd. and the northern access to this site and studies the location and design of the proposed driveways to this specific site. This study is to be reviewed and approved by the Knox County Dept. of Engineering and Public Works and MPC staff prior to the issuance of a building permit for this project
3. Relocating and/or redesigning the proposed driveways to this site as may be required by the Knox County Dept. of Engineering and Public Works and MPC staff
4. Eliminating the back-out parking proposed along the southern boundary of the site

5. Installation of traffic control devices as recommended in the traffic impact study or as required by the Knox County Dept. of Engineering and Public Works
6. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep
8. Resubdividing the property to combine the portions of the two parcels that make up this site.
9. Installing all landscaping, as shown on the plan, within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept, of Engineering and Public Works to guarantee such installation
10. A separate use on review request will be required for the consideration of the additional 5,200 square feet of building space shown on the proposed plan
11. 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 PC zone, and the other criteria for approval of a use on review

COMMENTS:

The applicant is proposing to build additional retail space in the Crown Point Plaza Shopping Center. The site is currently being used for parking within the development. Even with the elimination of these parking spaces, the number of required parking spaces per the Knox County Zoning Ordinance will still be met. Staff is recommending approval of the first phase of the project, which will permit a 4,800 square foot building. In order to move ahead with this project at this time, the applicant has agreed to eliminate the back-out parking along the southern boundary of the site. The applicant will have a traffic impact study prepared that addresses the location and design of the proposed driveways. Additionally, the applicant has agreed to relocate and/or redesign the proposed driveways if required by the Knox County Dept. of Engineering and Public Works.

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

1. The proposal will not 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 KNOX COUNTY 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,

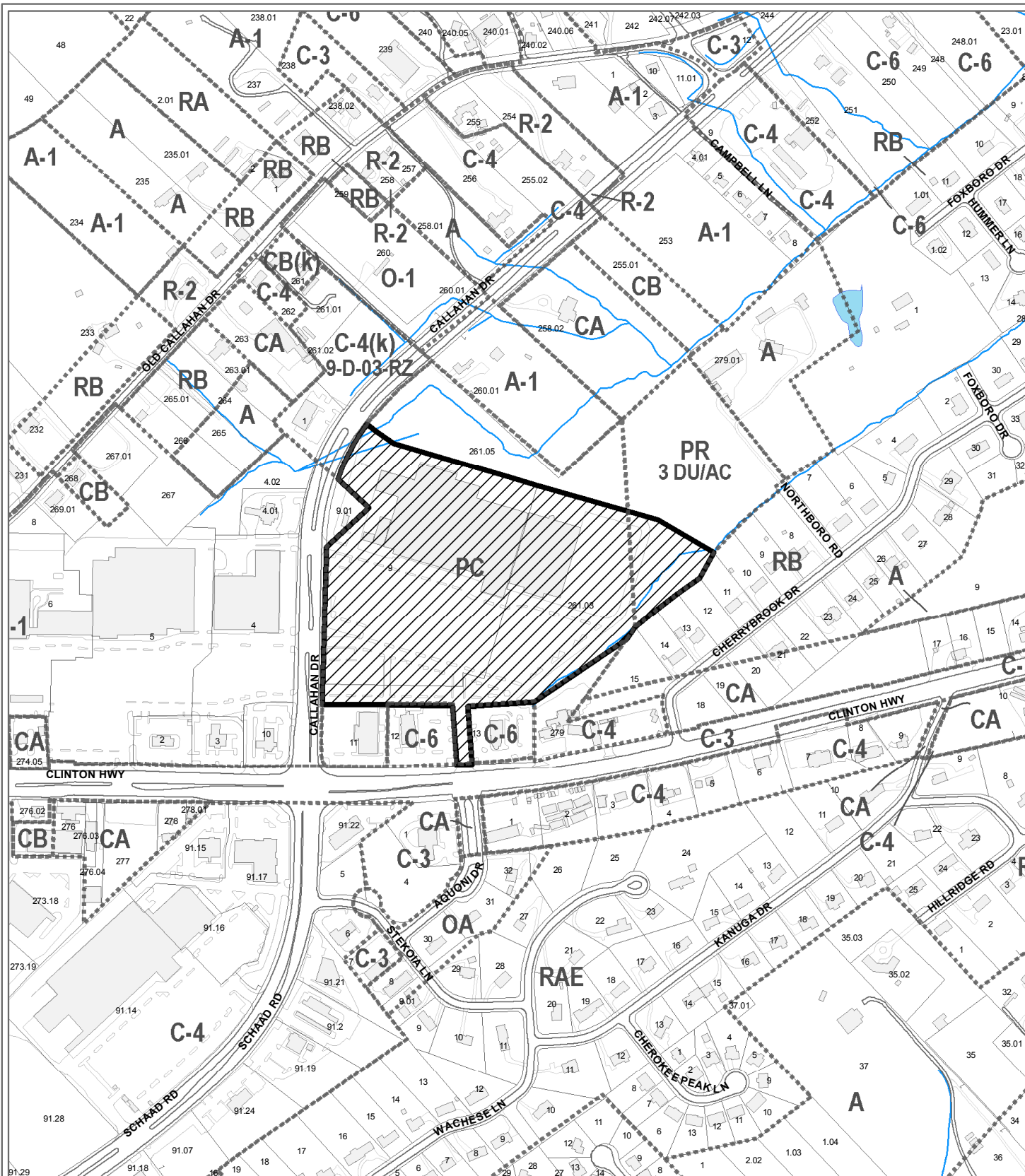
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with the Northwest City Sector which proposes commercial uses for this site.

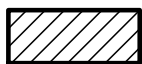
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**6-A-11-UR
USE ON REVIEW**



Commercial development in PC (Planned Commercial)

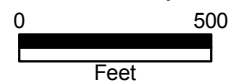
Original Print Date: 5/19/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Tiger, G.P.

Map No: 67

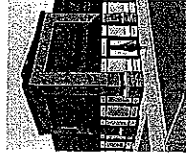
Jurisdiction: County



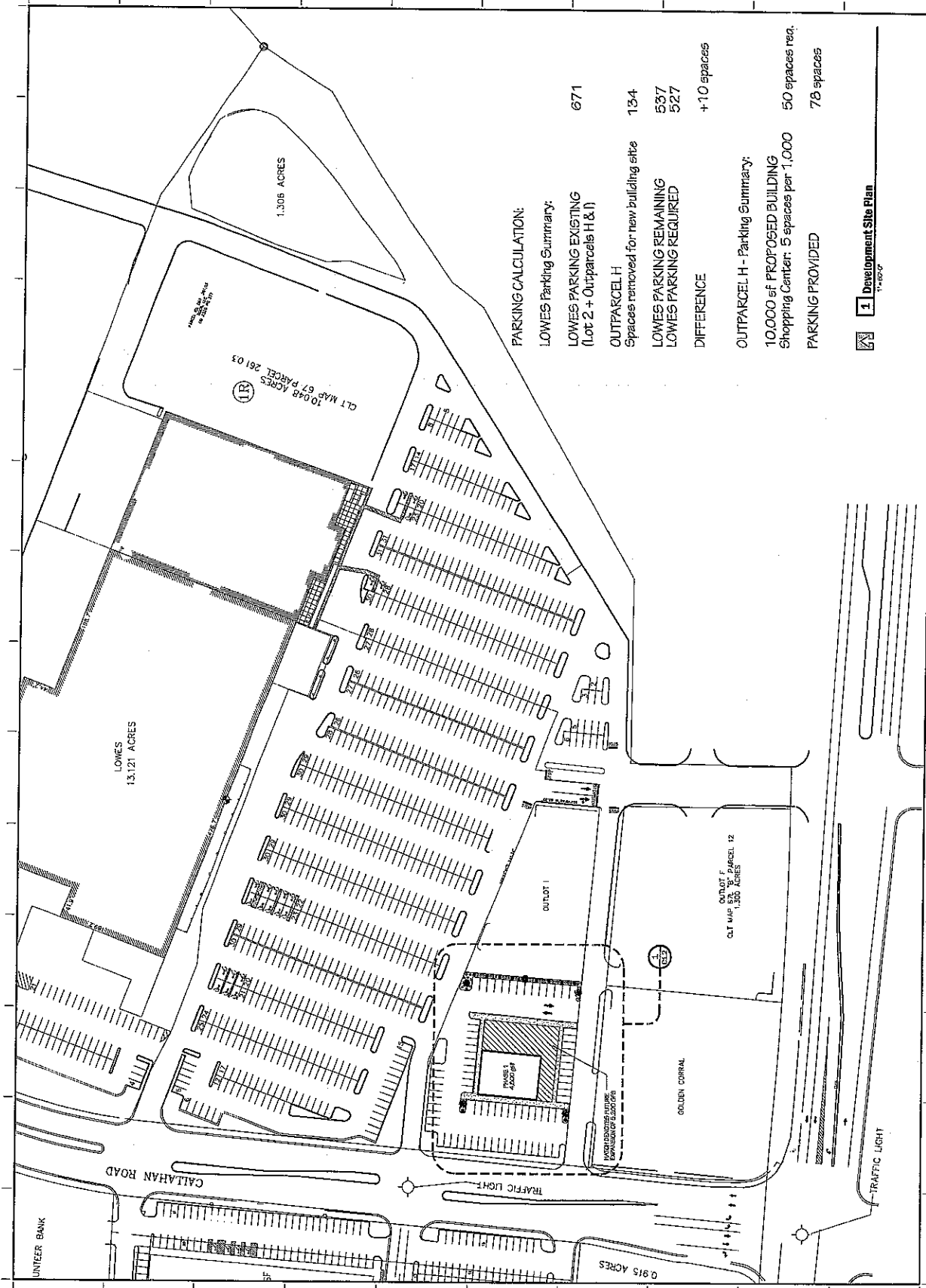


STUDIO FOUR DESIGN

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 Planning - Graphics - Consulting
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 studiofour.com



Project Name:	A Low Retail Building for Crown Point Plaza
Project Number:	12022
Date:	April 25, 2011
Drawn By:	N. Brown
Checked By:	
Working Hours:	8:00 AM - 5:00 PM
Scale:	1" = 20'
Author:	Studio Four Design
Client:	Golden Corral
Site:	0.915 Acres
Sheet Title:	Development Site Plan
Sheet No.:	C1.1



PARKING CALCULATION:

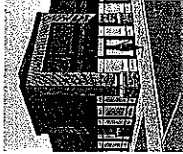
LOWES Parking Summary:	671
LOWES PARKING EXISTING (Lot 2 + Outparcels H & I)	
OUTPARCEL H	134
Spaces removed for new building site	
LOWES PARKING REMAINING	537
LOWES PARKING REQUIRED	527
DIFFERENCE	+10 spaces
OUTPARCEL H - Parking Summary:	
10,000 sq. ft. PROPOSED BUILDING	50 spaces req.
Shopping Center: 5 spaces per 1,000	
PARKING PROVIDED	78 spaces

1 Development Site Plan

C1.1
 6-A-11-OR
 4/25/2011

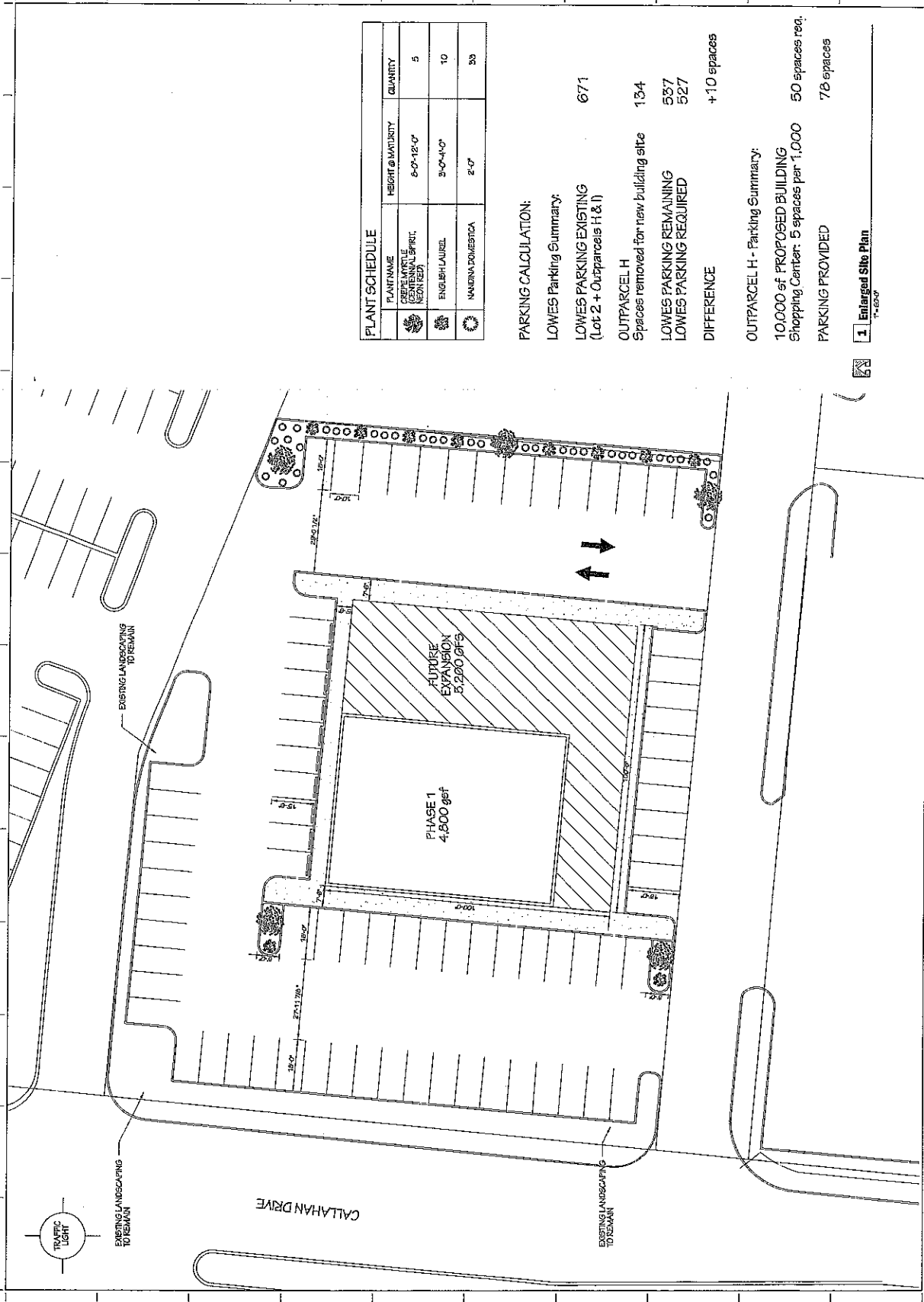


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Project Name:	A New Retail Building for Crown Point Plaza	
Project Number:	11032	
Drawn By:	April 28, 2011	
Checked By:	R. Duggan	
Scale:	As Shown	
Revision:		
No.	Date	Description
1		Initial Development
2		Site Plan
3		Site Plan
4		Site Plan
5		Site Plan
6		Site Plan
7		Site Plan
8		Site Plan
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10		Site Plan
11		Site Plan
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100		Site Plan

Sheet No: **C1.2**



PLANT SCHEDULE	PLANT NAME	HEIGHT @ MATURETY	QUANTITY
	CERISE PLUM (CENTENAL SPRT. (NEONED))	6'-0" - 12'-0"	5
	ENG. B. LAUREL	3'-0" - 4'-0"	10
	MANDARINA DOMESTICA	2'-0"	53

PARKING CALCULATION:
 LOWES Parking Summary: 671
 LOWES PARKING EXISTING (Lot 2 + Outparcels H&I)
 OUTPARCEL H Spaces removed for new building site 134
 LOWES PARKING REMAINING 537
 LOWES PARKING REQUIRED 527
 DIFFERENCE +10 spaces

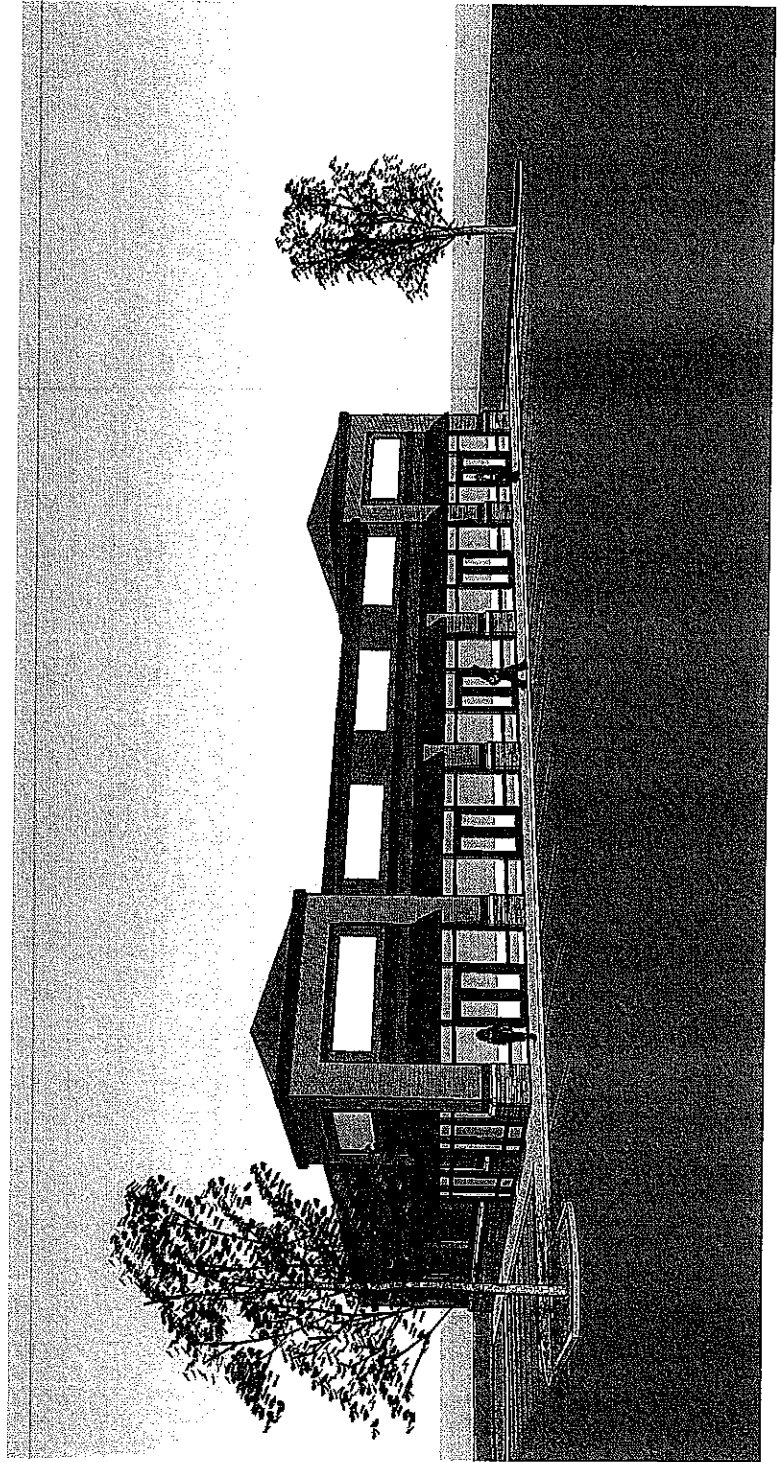
OUTPARCEL H - Parking Summary:
 10,000 sq. ft. PROPOSED BUILDING Shopping Center: 5 spaces per 1,000
 PARKING PROVIDED 78 spaces

1. Enlarged Site Plan
 1/4" = 1'-0"

A New Retail Building
Crown Point Plaza
 Use on Review Package - April 25, 2011

Drawing Sheet Index

GENERAL	CIVIL	ARCHITECTURAL
60.1 Cover Sheet (Site Drawing)	C1.1 Floor Plan	A2.1 Development Site Plan
	C1.2 Building Elevation	A4.1 Entranced Site Plan



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Client:	
Name:	
Address:	
City, ST, ZIP:	
Project:	
Phase:	
Contract:	
Architect:	
Interior:	
MEP:	
Structural:	
Site:	
Other:	
Scale:	
Date:	
Drawn by:	
Checked by:	
Reviewed by:	
Approved by:	
Project Manager:	
Project Engineer:	
Project Architect:	
Project Interior Architect:	
Project MEP Engineer:	
Project Structural Engineer:	
Project Site Engineer:	
Project Other:	
Project Title:	
Project Location:	
Project Description:	
Project Status:	
Project Budget:	
Project Schedule:	
Project Risk:	
Project Notes:	

A New Retail Building for
 Crown Point Plaza
 2440 Callahan Drive
 Knoxville TN 37912
 Use on Review
 April 25, 2011

Sheet No. **11032**

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