

▶ **FILE #:** 10-E-12-UR

AGENDA ITEM #: 32

AGENDA DATE: 10/11/2012

▶ **APPLICANT:** SIMON PROPERTY GROUP, INC

OWNER(S): West Town Mall, LLC

TAX ID NUMBER: 120 K A 001 & 00104

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Kingston Pike, west side of Morrell Rd.

▶ **APPX. SIZE OF TRACT:** 11.26 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Morrell Rd., a minor arterial street with a five lane street section within an 88' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** SC-3 (Regional Shopping Center)

▶ **EXISTING LAND USE:** Shopping Mall

▶ **PROPOSED USE:** Restaurant

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:

North: Mixed commercial / C-3 (General Commercial) & C-5 (Tourist Commercial)

South: Residences and offices / R-1 (Low Density Residential), R-1A (Low Density Residential),

East: Mixed commercial / C-4 (Highway and Arterial Commercial) & PC-1 (Retail and Office Park)

West: Mixed commercial and residences / C-4 (Highway and Arterial Commercial) & R-1 (Low Density Residential), O-3 (Office Park) & O-1 (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: The site is located at the West Town Mall at a major commercial node along Kingston Pike. The mall adjoins residential development to the south and west.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a restaurant containing approximately 7,500 square feet of floor space as shown on the development plan, subject to 6 conditions**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy

permit for this project.

4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville Engineering Department.
6. Meeting all applicable requirements of Knoxville's Sign Inspector.

With the conditions noted, this plan meets the requirements for approval of a use on review in the SC-3 District

COMMENTS:

The applicant is proposing to develop a 7,500 square foot restaurant (Cheesecake Factory) at the West Town Mall. The proposed restaurant will be located on the east side of the Mall adjacent to and on the south side of the main entrance to the Mall between Belks and Regal Cinemas. Vehicular access to the Mall in this area is from Morrell Rd.

Since the restaurant will be located adjacent to the Mall building, the main driveway and parking lot that is located along the building will be modified. While the proposed turns in the main driveway will slow traffic in the area of the Mall entrance, staff requested the addition of two speed tables in this area so that the access to the Mall will be more pedestrian friendly.

While there will be a reduction in total parking at the Mall with this building addition, overall the mall will have 525 parking spaces above Zoning Ordinance requirements. A variance was granted by the Board of Zoning Appeals in 1991 to allow an increase in maximum building lot coverage, from 20% to 33%. With this proposed building addition the lot coverage will be 24.8 %.

A traffic impact study was prepared to evaluate the traffic impact from the restaurant and it was determined that no offsite improvements would be needed.

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

1. Public water and sewer utilities are in place to serve this development.
2. With the construction of the traffic calming improvements, the traffic impact of this development will be minimized.
3. The proposed restaurant is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed development is consistent with all requirements of the SC-3 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

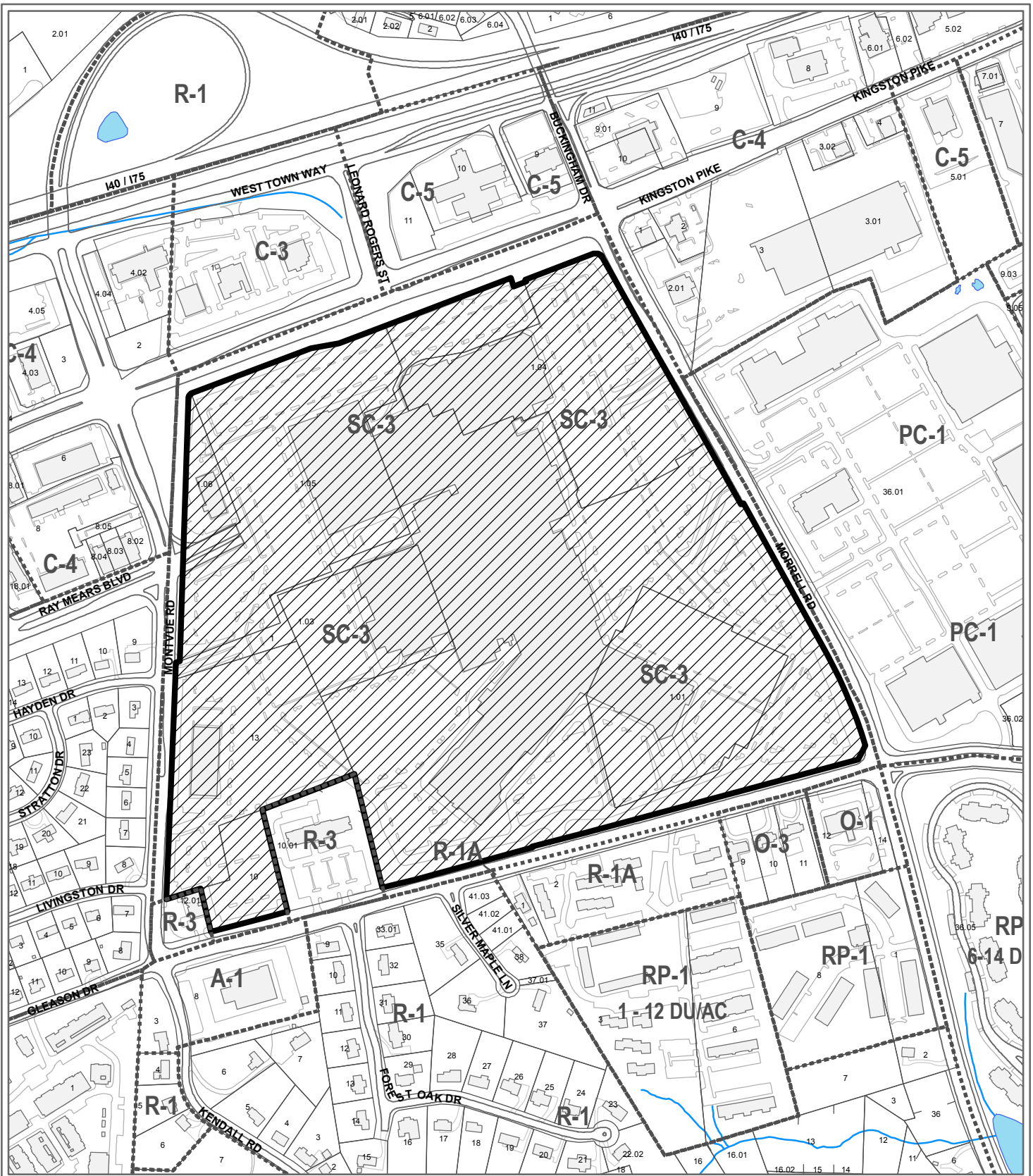
1. The Knoxville One Year Plan the West City Sector Plan propose mixed use - regional commercial uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 1499 (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-E-12-UR
USE ON REVIEW**

Petitioner: Simon Property Group, Inc



Restaurant in SC-3 (Regional Shopping Center)

Original Print Date: 9/26/2012
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 120
 Jurisdiction: City
 0 500
 Feet



WEST TOWN MALL CHEESECAKE FACTORY FOR WEST TOWN MALL, LLC KNOXVILLE, TENNESSEE

BWSC
SEPT. 26, 2012
PROJECT No.
35387-02

WEST TOWN MALL CHEESECAKE FACTORY
FOR
WEST TOWN MALL, LLC
KNOXVILLE, TENNESSEE
MPC USE ON REVIEW PACKAGE

G0.01

INDEX OF DRAWINGS

Sheet No.	Description
G0.01	COVER SHEET
C1.01	SITE LAYOUT PLAN
C2.01	GRADING AND DRAINAGE PLAN
C3.01	UTILITIES PLAN
C7.01	SITE SECTIONS AND DETAILS
C7.02	SITE SECTIONS AND DETAILS
L1.01	SITE LANDSCAPE PLAN
L7.01	LANDSCAPE NOTES
L7.02	LANDSCAPE DETAILS

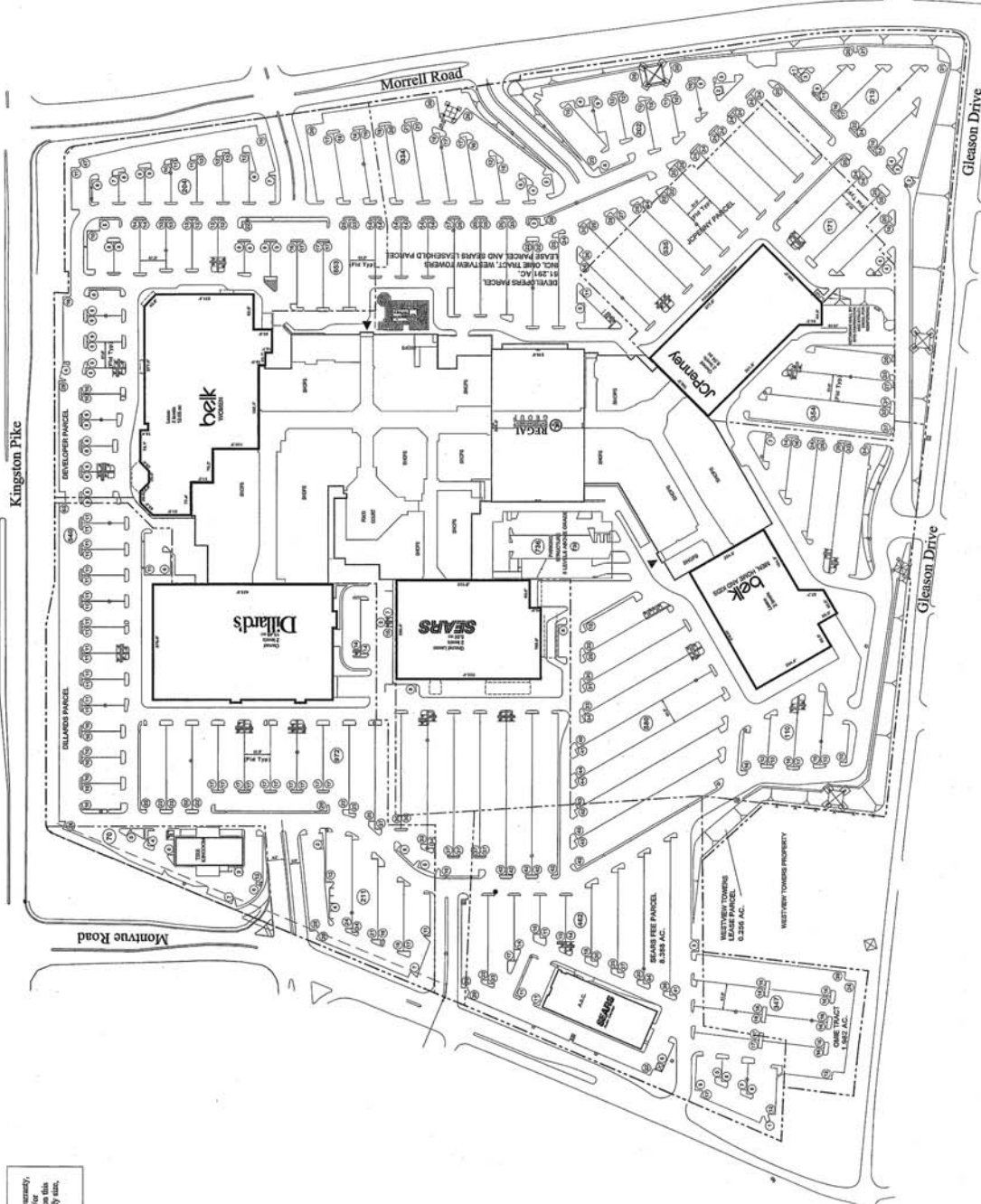
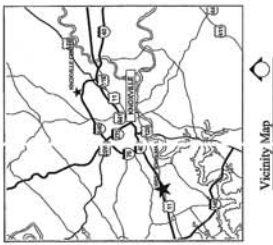


LOCATION MAP

NOT TO SCALE

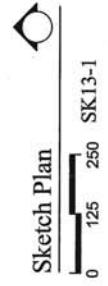
REVISED!
10-8-12-*uc*
9/16/14

BWSC | BARGE WAGNER SUMNER & CANNON, INC.
1033 Sherrill Blvd., Suite 200, Knoxville, Tennessee 37932
PHONE (865) 637-2800 FAX (865) 677-8654



10.6.12
REVISED
9.24.12

West Town Mall
7600 Kingston Pike
Knoxville, TN 37919
CORP # 9886
SIMON



This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or contract. The actual construction of the Center shall be subject to the final plans and specifications which may be amended or modified at any time. Landlord reserves the right to modify the configuration and occupants of the Center at any time.

Project Data	
BELV WOMEN'S STORE	160,085
DILLARD'S	230,000
SEARS	182,140
BELV MEN HOME & KIDS	144,000
JCPENNEY	147,282
Total Department Store GLA	863,497
Total Small Shops GLA	459,359
Total GLA	1,322,856
OUTLOT TBA	10,016
TOTAL SITE GLA	1,332,872
PROPOSED	
New/Lean Construction	7,590
CHEESECAKE FACTORY	1,346,276
TOTAL GLA AFTER EXPANSION	1,353,866
TOTAL PARKING SPACES:	6697
SPACE/1000 SF OF GLA:	4.87
Modified: March 22, 2012	

The Beesecake Factory

7600 KINGSTON PIKE - KNOXVILLE, TN 37919
WEST TOWN MALL



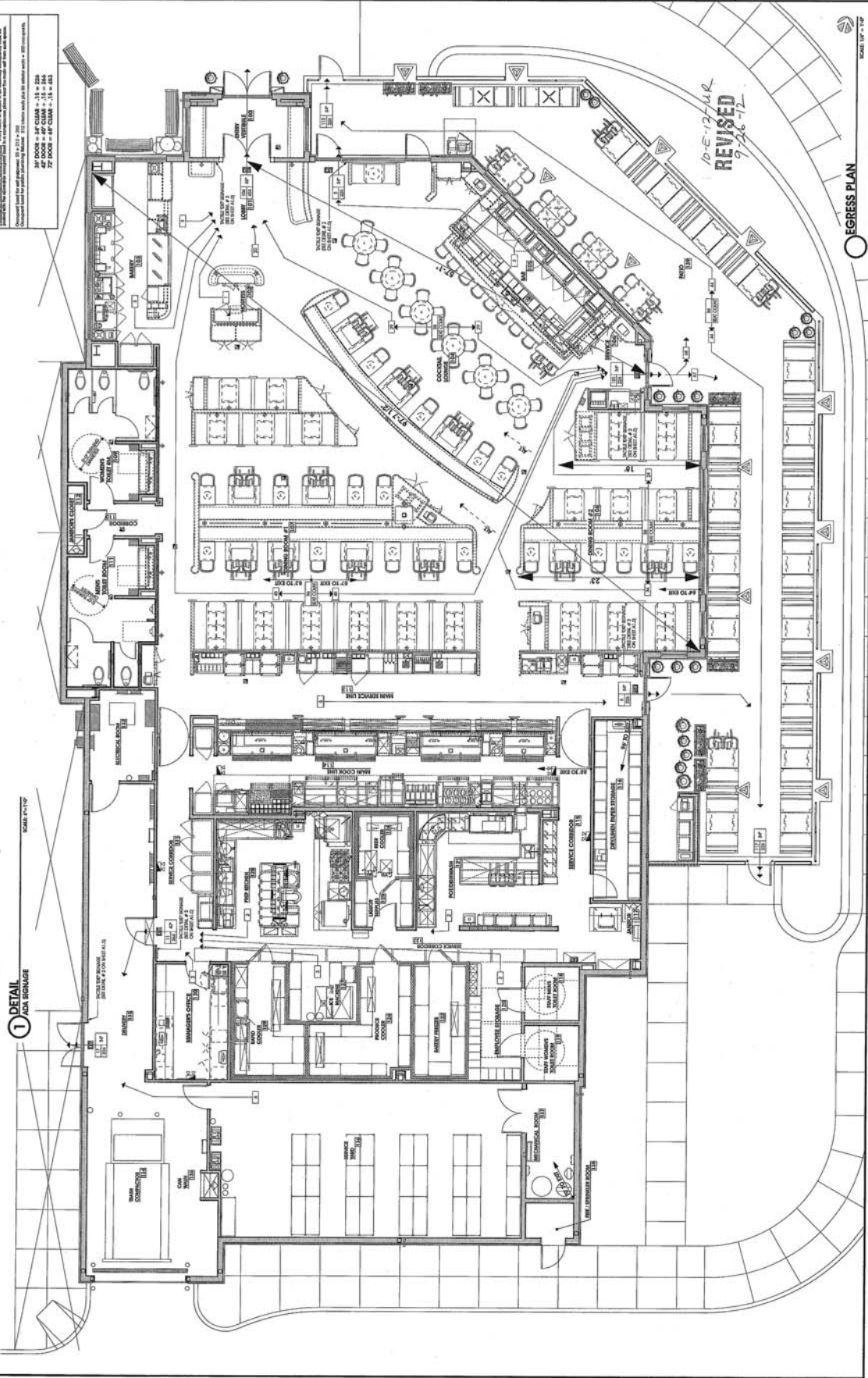
EGRESS PLAN
SCALE: AS SHOWN
JOB NUMBER: 10-0-12748
DATE: 10-0-12
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10-0-12

OCCUPANCY	NO. OF PEOPLE	OCCUPANCY	NO. OF PEOPLE
RESTROOM	100	OFFICE	100
STAIR	100	MEETING ROOM	100
...



PRELIMINARY - NOT FOR CONSTRUCTION

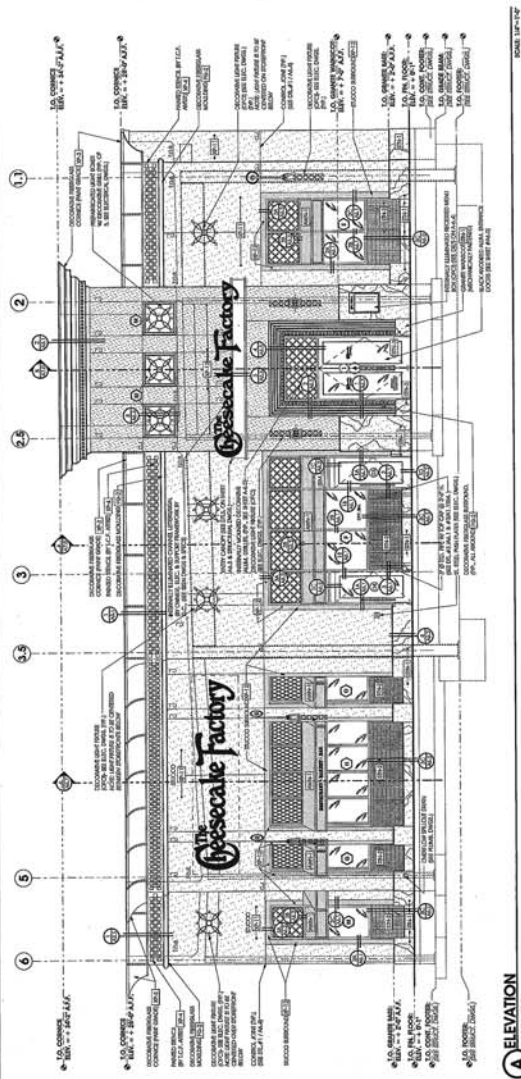
1 DETAIL MAIN ENTRANCE
SCALE: 1/4" = 1'-0"



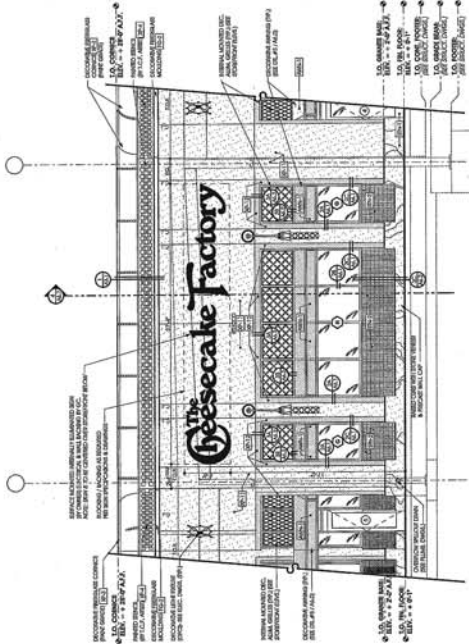
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REVISED
9-26-12

EGRESS PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY -
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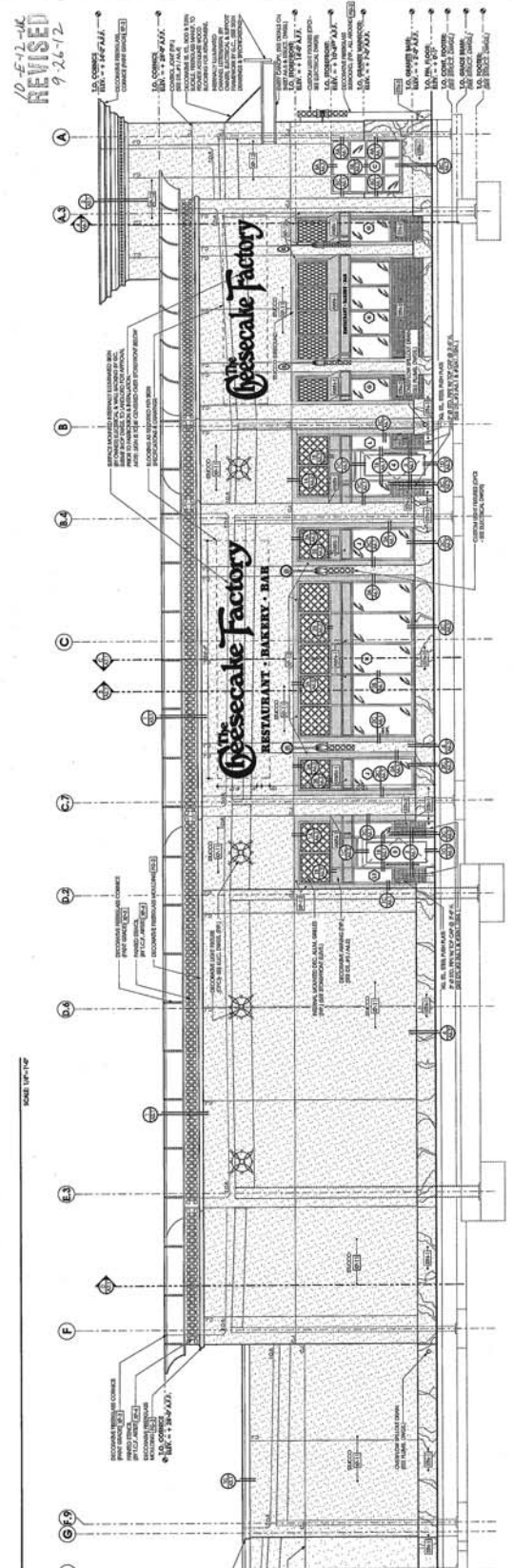
A ELEVATION
NORTH SIDE



B ELEVATION
NORTHEAST SIDE

EXTERIOR FINISH MATERIALS MATRIX
SEE SHEET E.D. FOR EXTERIOR FINISH APPLICATION INSTRUCTIONS

FINISH	DESCRIPTION	APPLICATION	NOTES
10.1	CONCRETE	CONCRETE WALLS	CONCRETE WALLS TO BE FINISHED WITH 1/2" THICK POLYMER PORTLAND CEMENT PLASTER OVER FORMED AND CAST-IN PLACE CONCRETE. FINISH WITH 1/4" THICK POLYMER PORTLAND CEMENT PLASTER OVER FORMED AND CAST-IN PLACE CONCRETE. FINISH WITH 1/4" THICK POLYMER PORTLAND CEMENT PLASTER OVER FORMED AND CAST-IN PLACE CONCRETE.
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C ELEVATION
EAST SIDE

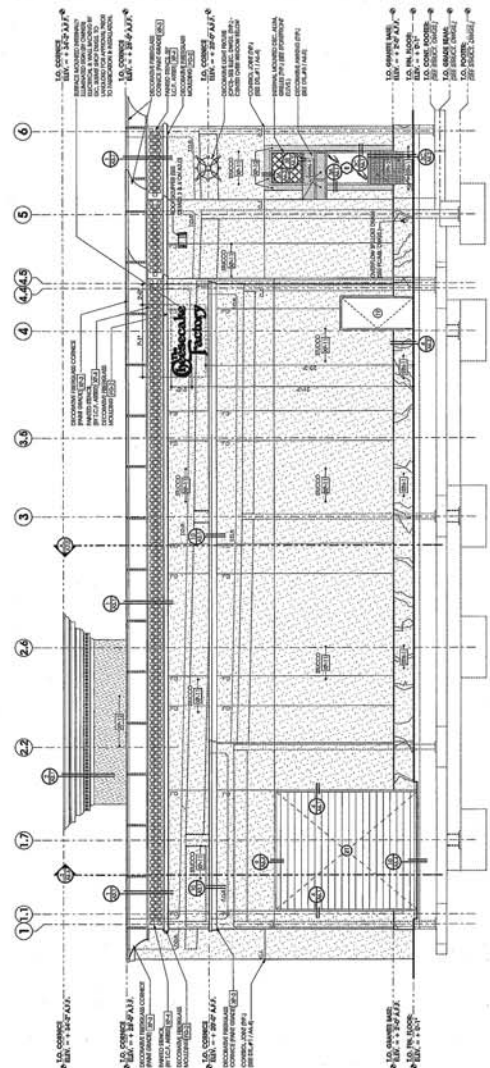


The Geesecake Factory
WEST TOWN MALL
7600 KINGSTON PIKE - KNOXVILLE, TN 37919

EXTERIOR ELEVATIONS
A5.0
DATE: 9.26.12
SCALE: 1/4" = 1'-0"

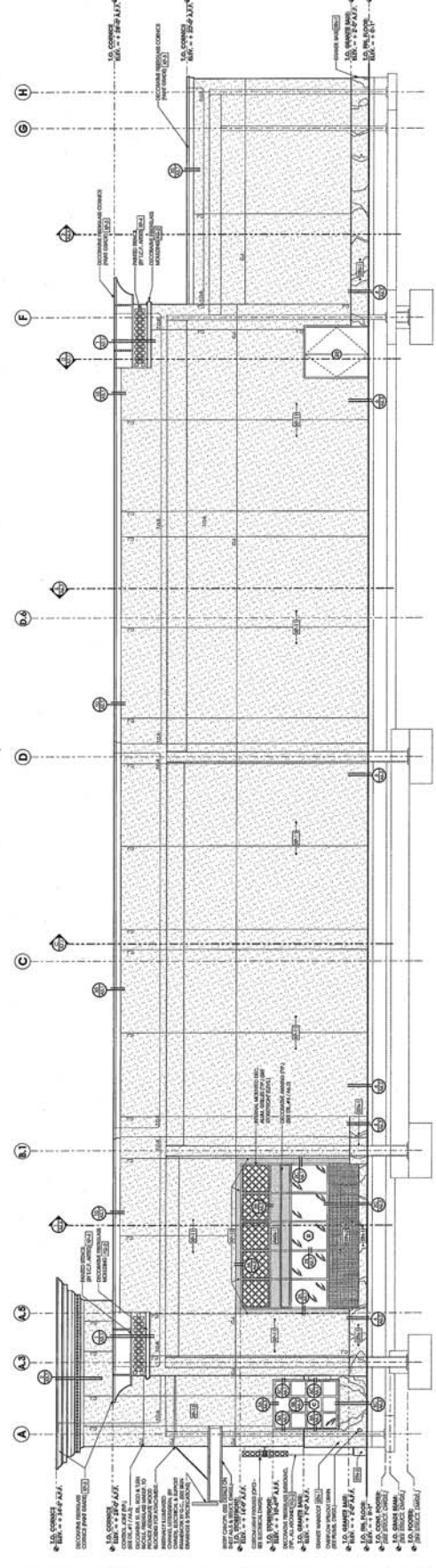
PRELIMINARY -
NOT FOR CONSTRUCTION

EXTERIOR FINISH MATERIALS MATRIX	
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D ELEVATION
WEST SIDE

10-2-11-102
REVISED
6-26-12



E ELEVATION
WEST SIDE



The Geesecake Factory
WEST TOWN MALL
7600 KINGSTON PIKE · KNOXVILLE, TN 37919

PROJECT NUMBER	102
DATE	06/20/12
SCALE	AS.1
DESIGNER	tm architect
CLIENT	THE GEESCAKE FACTORY
PROJECT NAME	WEST TOWN MALL
PROJECT ADDRESS	7600 KINGSTON PIKE, KNOXVILLE, TN 37919