

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 8-G-13-UR

AGENDA ITEM #: 52

AGENDA DATE: 8/8/2013

▶ **APPLICANT:** RETAIL PARTNERS

OWNER(S): Retail Partners Development

TAX ID NUMBER: 59 E A 001

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side of Millertown Pike, southwest side of Miller Place Way

▶ **APPX. SIZE OF TRACT:** 0.973 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Miller Place Way, a joint permanent easement with a right-of-way width of 40'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Mixed retail commercial

HISTORY OF ZONING: A concept subdivision plan was approved for this site June, 2011. The final plat creating this lot was approved in October, 2011. Also, a use on review was approved for a car wash on one of the lots in this development in 2011

SURROUNDING LAND USE AND ZONING:
 North: Food City / SC-3 Commercial
 South: Sam's Club store . SC-3 commercial
 East: Mixed retail / C-3 Commercial
 West: Knoxville Center Mall / SC-3 Commercial

NEIGHBORHOOD CONTEXT: Property in the area is zoned SC-3 shopping center and C-3 and C-6 commercial. Development in the area consists of Knoxville Center Mall, Wa Mart / Sam's and other commercial uses.

STAFF RECOMMENDATION:

- ▶ **APPROVE the request for the 7,500 square feet of retail space as shown on the site plan subject to 5 conditions**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
 2. Meeting all other applicable requirements of the Knoxville Engineering Dept.
 3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep
 4. Installing all landscaping, as shown on the plan, within six months of the issuance of an occupancy permit for this project
 5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prio

to the issuance of any building permits for this project

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

COMMENTS:

The applicant is proposing to build 7,500 square feet of retail space in the commercial subdivision that is located at the intersection of Millertown Pk. and Kinzel Wy. This is the second lot in this subdivision to be developed. Access to this lot will be from Miller Place Way, a joint permanent easement that was built in order to provide access to a number of the lots in this development. This joint permanent easement is limited to right turns in and out at Millertown Pk. Additional access to the development will be from Kinzel Wy.

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

1. The proposed will 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 KNOXVILLE 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,

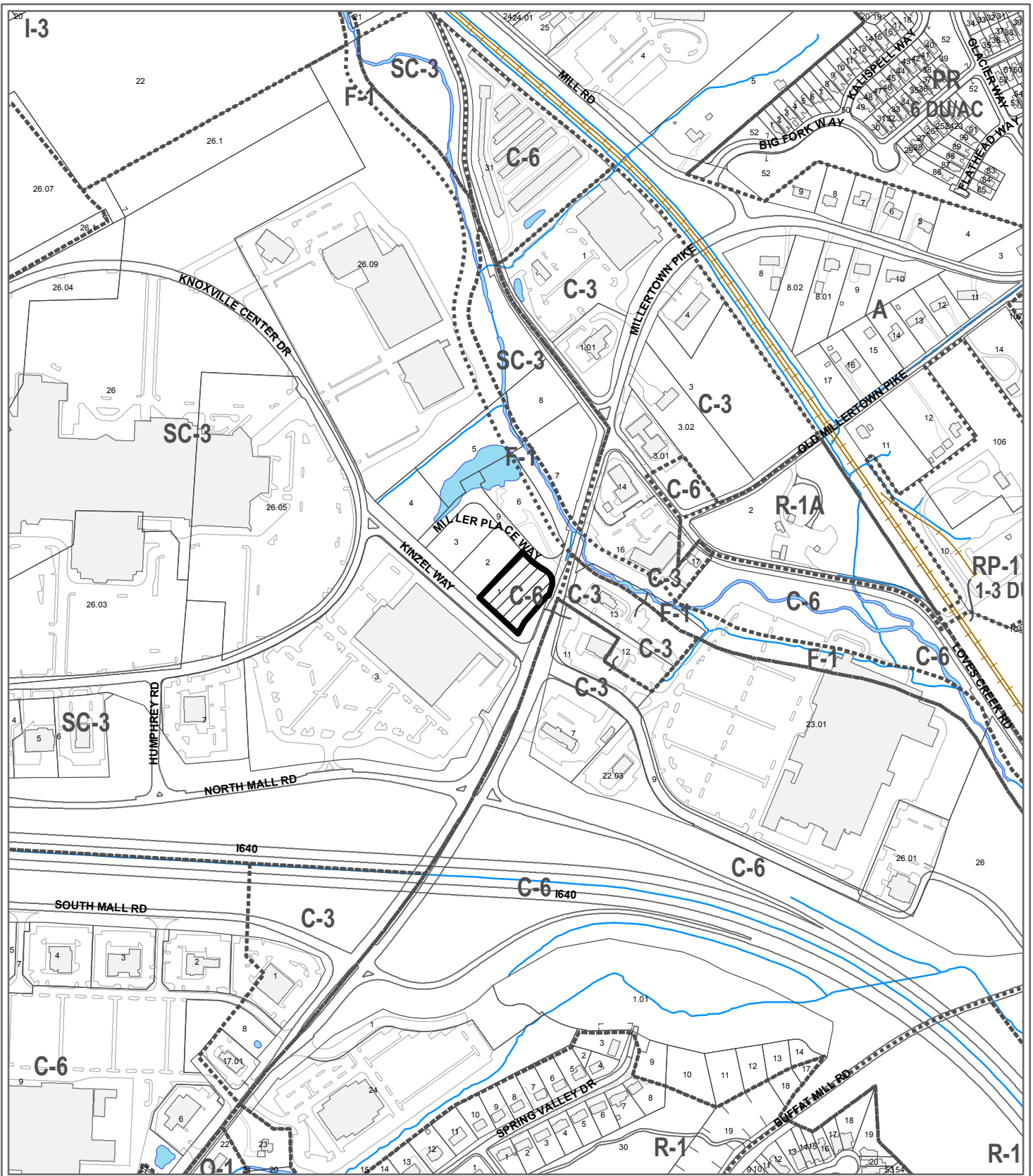
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with the Knoxville One Year Plan and the East City Sector Plan which propose commercial uses for this site.

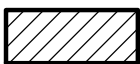
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the 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.



**8-G-13-UR
USE ON REVIEW**

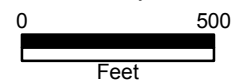


Mixed Commercial in SC-3 (Regional Shopping Center)

Petitioner: Retail Partners

Map No: 59

Jurisdiction: City



Original Print Date: 7/24/2013

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

PROPERTY NOTES

1. PARCEL ID: CUY 99 PARCEL 5A001
2. EXISTING ZONING: SC3
3. CITY: WINDY SPRING
4. CITY: WINDY SPRING
5. AREA: 42858 SF (0.974 ACRES)
6. FRONT: 25 FT. IF BUILDING ADJACENT TO RESIDENTIAL
7. REAR: 0 FT.

REMARKS: 3.5" ALUM. DECK SET IN CONCRETE BEAMS. CLAMPED CITY WATER MAIN TO EXISTING WATER MAIN. MILLERTOWN COMMERCIAL PARK, NE OF WALL MILLERTOWN, TN 37060. 14.524791, 17.147058, 18.9323



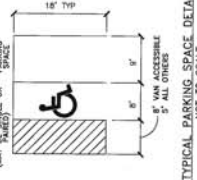
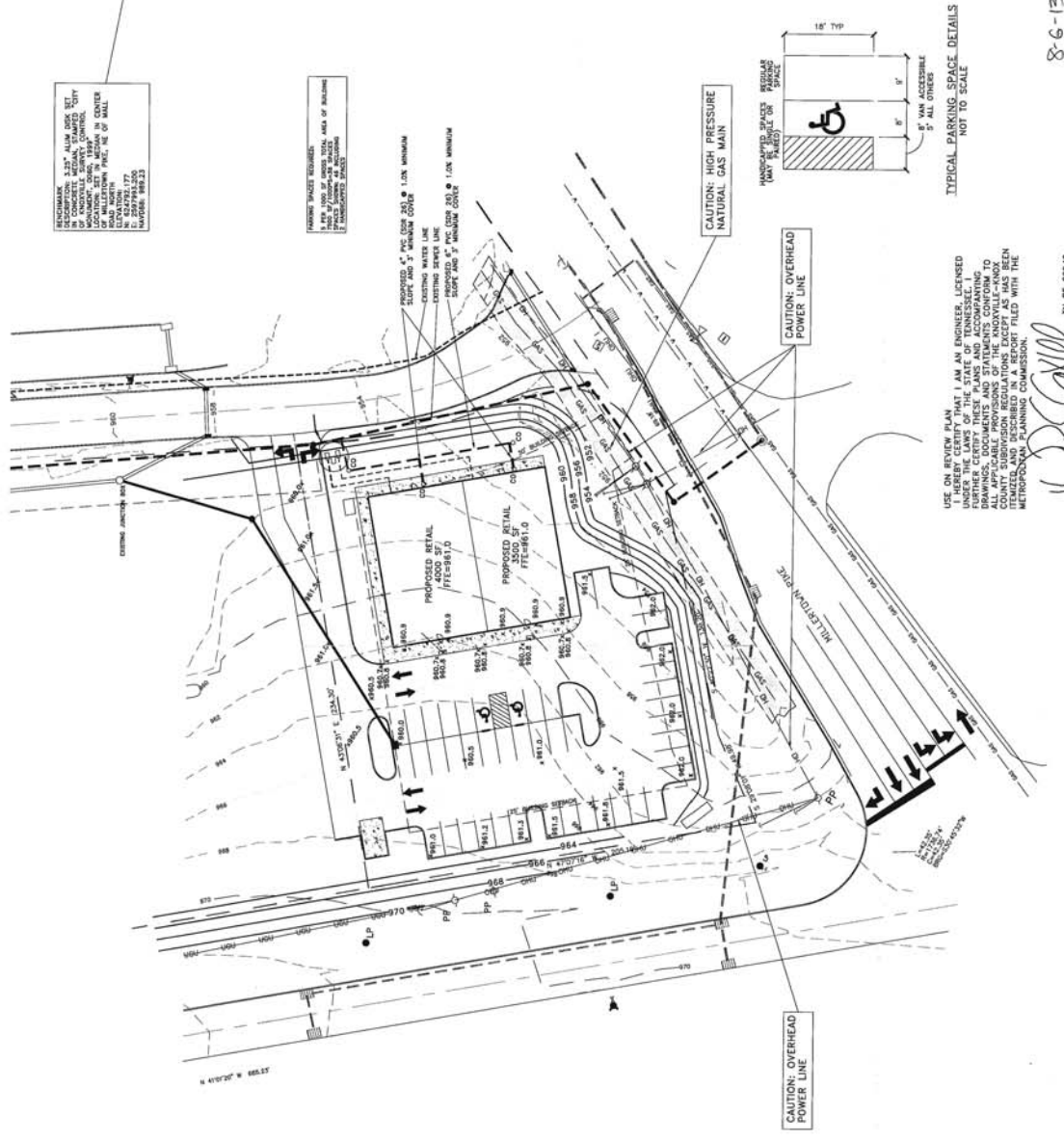
- GENERAL NOTES:**
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES IN THE BEST AVAILABLE INFORMATION IN ALL TENSILE-STRONG CONSTRUCTION ACTIVITIES FOR ALL UTILITIES LOCATIONS PRIOR TO CONSTRUCTION FOR SLOPE STABILITY, SHORING, AND SLOPE
 2. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL UTILITIES THROUGHOUT CONSTRUCTION.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
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LOT ONE
MILLERTOWN COMMERCIAL PARK
MILLER PLACE WAY
KNOXVILLE, TENNESSEE

Issue Date: 09-24-2013
Checked: DCC
KVP
Revisions:

C1.1
Use on Review Plan
Copyright 2013
David M. Small, Inc.



USE ON REVIEW PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE REQUIREMENTS OF THE TENNESSEE ENGINEERING BOARD AND COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INDICATED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

David M. Small
TH PE 223-40

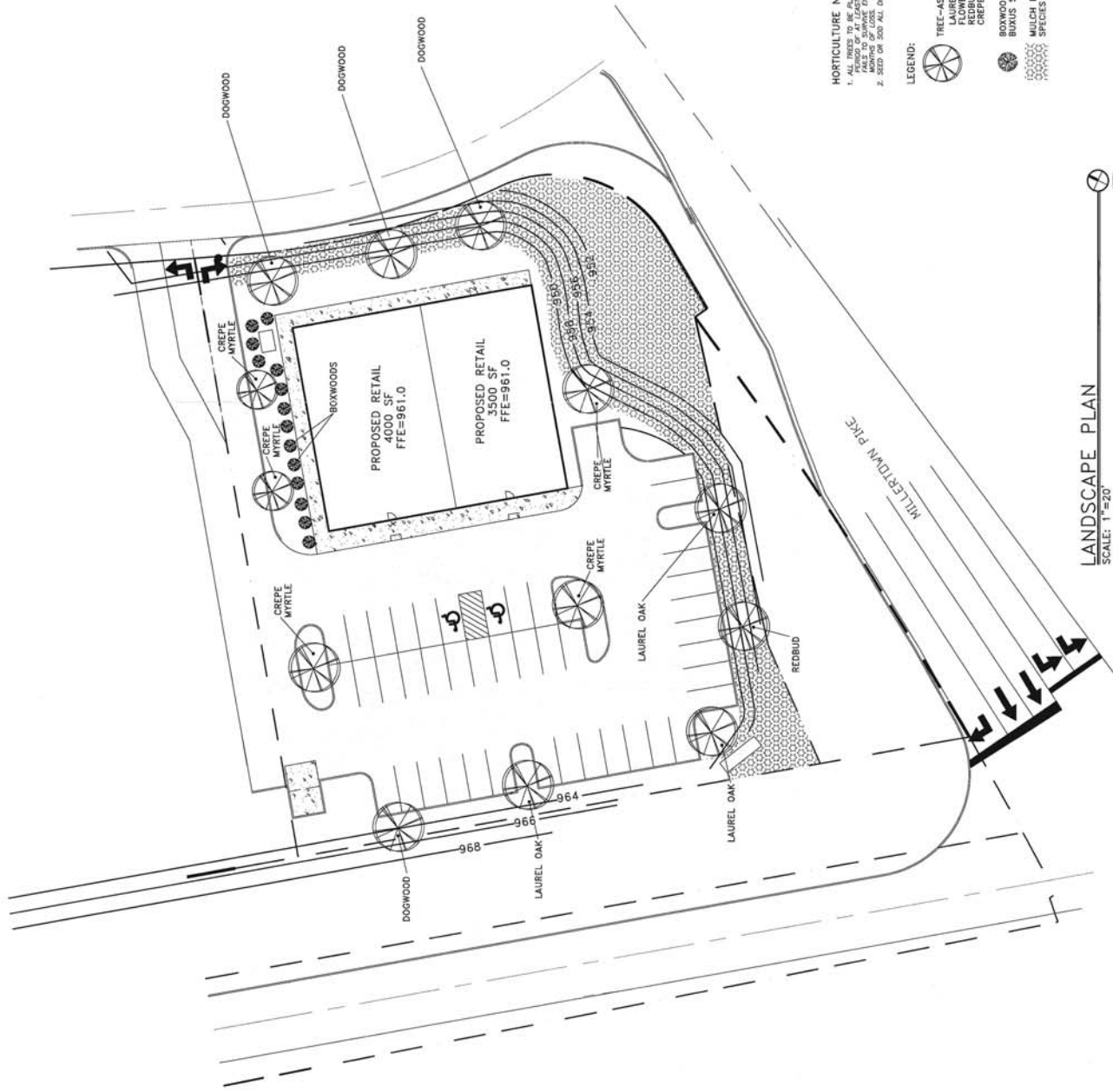
8-6-13-UR

USE ON REVIEW PLAN
SCALE: 1"=30'



CONTRACTOR IS RESPONSIBLE FOR ALL UTILITIES SAFETY
Contractor shall verify and locate all utilities prior to construction. Locations of utilities shall be based on the best available information. The contractor shall be responsible for providing and maintaining all utilities through the construction process and maintain adequate advance and continuous/intermittent coverage of all construction areas.

GENERAL NOTES:
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS OF UTILITIES SHALL BE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL UTILITIES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
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4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCOUNT PREVENTION IN CONFORMANCE WITH THE ASSOCIATED GENERAL CONTRACTORS OF TENNESSEE, INC.



HORTICULTURE NOTES:
 1. ALL TREES TO BE PLANTED SHALL BE PROPERLY MAINTAINED TO ENSURE SURVIVAL FOR A MINIMUM OF ONE YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS TO REMAIN ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 2. SEED OR SOIL FILL DISTURBED AREAS NOT FINISHED OR LANDSCAPED.

LEGEND:

- TREE-AS LABELED
- OVERSIS LAURIFOLIA
- FLORINDA
- FLOWERING DOGWOOD
- REDBUD
- CREPE MYRTLE
- BOXWOOD
- BUXUS SEMPERVIRENS
- MULCH BED WITH GROUND COVER
- SPECIES TO BE DETERMINED

LANDSCAPE PLAN
 SCALE: 1"=20'

8-6-13-UR

LOT ONE

5321 MILLERTOWN PIKE
 KNOXVILLE, TENNESSEE



Issue Date: 08-21-2013
 Drawn: KVP
 Checked: DOC
 Revisions:

L1.1
 Landscape Plan
 Copyright 2013
 The Engineering Center, Inc.

<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>1 COLOR FRONT ELEVATION 18" = 1'-0"</p> <p>TOP OF ENTRY TOP OF PARAPET TOP OF CHAIRS FLOOR PLAN</p> </div> <div style="width: 45%;"> <p>2 COLOR REAR ELEVATION 18" = 1'-0"</p> <p>TOP OF ENTRY TOP OF PARAPET TOP OF CHAIRS FLOOR PLAN</p> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>3 COLOR SIDE ELEVATION "A" 18" = 1'-0"</p> <p>TOP OF ENTRY TOP OF PARAPET TOP OF CHAIRS FLOOR PLAN</p> </div> <div style="width: 45%;"> <p>4 COLOR SIDE ELEVATION "B" 18" = 1'-0"</p> </div> </div>
<p>5 COLOR 3D VIEW 1</p>	<p>6 COLOR 3D VIEW 2</p> <p style="text-align: right;">86B-UR</p>

MARK.	EXTENSION	MATERIAL	MANUFACTURER	COLOR	REMARKS
001	ROOF	FLAT	VARIES	VARIES	SEE SCHEDULE
002	WALL	CONCRETE	VARIES	VARIES	SEE SCHEDULE
003	WALL	EIFS	VARIES	VARIES	SEE SCHEDULE
004	WALL	EIFS	VARIES	VARIES	SEE SCHEDULE
005	WALL	EIFS	VARIES	VARIES	SEE SCHEDULE
006	WALL	EIFS	VARIES	VARIES	SEE SCHEDULE
007	WALL	EIFS	VARIES	VARIES	SEE SCHEDULE
008	WALL	EIFS	VARIES	VARIES	SEE SCHEDULE
009	WALL	EIFS	VARIES	VARIES	SEE SCHEDULE
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