

▶ **FILE #:** 2-A-13-UR **AGENDA ITEM #:** 25
 POSTPONEMENT(S): 2/14/2013 **AGENDA DATE:** 3/14/2013

▶ **APPLICANT:** CHANDER BHATEJA
 OWNER(S): Chander Bhateja

TAX ID NUMBER: 132 02514
 JURISDICTION: City Council District 2
 ▶ **LOCATION:** North side of N Peters Rd., west of Market Place Blvd.
 ▶ **APPX. SIZE OF TRACT:** 6.41 acres
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via N. Peters Rd., a four lane median divided arterial street within an 80' wide right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Ten Mile Creek

▶ **ZONING:** PC-2 (Retail and Distribution Park) & C-6 (General Commercial Park)
 ▶ **EXISTING LAND USE:** Entertainment businesses
 ▶ **PROPOSED USE:** Motels and Restaurants

HISTORY OF ZONING: The property was zoned PC-2 and C-6 at the time of annexation in 1990. The existing commercial recreational use was approved by MPC in 1993.

SURROUNDING LAND USE AND ZONING:
 North: Interstate 40/75 / C-3 commercial
 South: Windsor Square shopping center / SC-3 commercial
 East: Restaurants & motels / C-6 commercial
 West: Retail, restaurants & motels / C-6 commercial

NEIGHBORHOOD CONTEXT: The site is located in the Cedar Bluff area in the commercial corridor that is situated between Kingston Pk. and I-40/75.

STAFF RECOMMENDATION:

- ▶ **APPROVE the request for 2 motels (220 guest rooms) and 17,000 sq. ft. of restaurant space as shown on the site plan subject to 8 conditions**
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance
 2. Providing final signage plans to MPC staff for approval
 3. Provision of not more than one free standing sign per street frontage
 4. Meeting all applicable requirements of the Knoxville Engineering Dept.
 5. Revising the parking plan to provide the required parking module design (17.5' stall depth with 16' wide driving aisle)
 6. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.

With the conditions noted, this plan meets the requirements of the PC-2 / C-6 Districts and the other standards for approval of a use on review

COMMENTS:

The applicant is proposing to develop two motels and two restaurants on this site. The existing commercial recreational facility will be demolished and be replaced by the proposed buildings. The motels will contain a total of 220 guest rooms, The total square footage of the proposed restaurants is 17,000 sq. ft. The applicant does not have tenants for the proposed restaurants at this time. Once tenants are found, their proposed building mounted signs will need to be approved by MPC staff.

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

1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
2. The traffic impact study did not identify any required improvements that would be needed to accommodate this project

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

1. The proposed commercial development, with the recommended conditions, meets the standards for development within the PC-2 and C-6 commercial districts 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan and Knoxville One Year Plan designate this property for general commercial use. The PC-2 and C-6 zones are consistent with those plans .

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.