

▶ **FILE #:** 1-H-14-UR

AGENDA ITEM #: 39

AGENDA DATE: 1/9/2014

▶ **APPLICANT:** **HORNE PROPERTIES, INC.**

OWNER(S): Horne Properties, Inc.

TAX ID NUMBER: 132 02816

JURISDICTION: City Council District 2

STREET ADDRESS: 9175 Kingston Pike

▶ **LOCATION:** **North side of Kingston Pike, east of N. Cedar Bluff Rd.**

▶ **APPX. SIZE OF TRACT:** **1.29 acres**

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: The primary access to the site will be via the internal access driveway system serving the Kingston Corner Subdivision with access out to N. Cedar Bluff Rd. and Kingston Pike, both of which are 6 lane median divided arterial streets at this location.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** **PC-1 (Retail and Office Park)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Retail Shops**

HISTORY OF ZONING: Property was rezoned to PC-1 (Retail and Office Park) on November 17, 2009.

SURROUNDING LAND USE AND ZONING: North: Vacant land (Kingston Corner Commercial Subdivision) / PC-1 (Retail and Office Park)

South: Church / O-1 (Office, Medical, and Related Services) & C-3 (General Commercial)

East: Vacant land (Kingston Corner Commercial Subdivision) / PC-1 (Retail and Office Park)

West: Vacant land (Kingston Corner Commercial Subdivision) / PC-1 (Retail and Office Park)

NEIGHBORHOOD CONTEXT: This site is located in an area that is dominated by shopping centers and general commercial uses. The zoning in the area is O-1, C-3, C-6, SC, SC-3, PC-1 and PC-2 commercial zones.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for retail shops containing approximately 12,600 square feet of floor area as shown on the development plan, subject to 8 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. An occupancy permit shall not be issued for this development until the internal access driveways serving the Kingston Corner Commercial Subdivision and any required off-site street improvements are installed by the developer and approved by the Knoxville Department of Engineering. If the driveway and street improvements are phased for the subdivision, the access driveways that adjoin this site must be completed prior to issuance of the occupancy permit.
4. An occupancy permit shall not be issued for this development until the storm water facilities serving the Kingston Corner Commercial Subdivision and this proposed development are installed by the developer and approved by the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Proposed signage subject to approval by the Planning Commission staff and Knoxville's Sign Enforcement Inspector.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

COMMENTS:

The applicant is proposing to develop retail shops with approximately 12,600 square feet of floor area on a 1.29 acre lot that is a part of the Kingston Corner Commercial Subdivision. The site is located on the north side of Kingston Pike, east of N. Cedar Bluff Rd. While the lot has frontage along Kingston Pike, there will be no direct access from the site to the arterial street. Access to the site will be through the driveway network for the commercial subdivision which provides access to N. Cedar Bluff Rd. and Kingston Pike. Storm water management for this site will be tied into the overall storm water system for the subdivision. The applicant has submitted plans for a 9' high monument sign for the retail shops along the Kingston Pike frontage.

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

1. All public utilities are available to serve the site.
2. The traffic impact study that had been prepared for the Kingston Corner Commercial Subdivision recommended improvements that will address the traffic impacts of this development.
3. The proposed retail shops are compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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. The use will not draw additional traffic through residential areas since the development is located off of two arterial streets. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

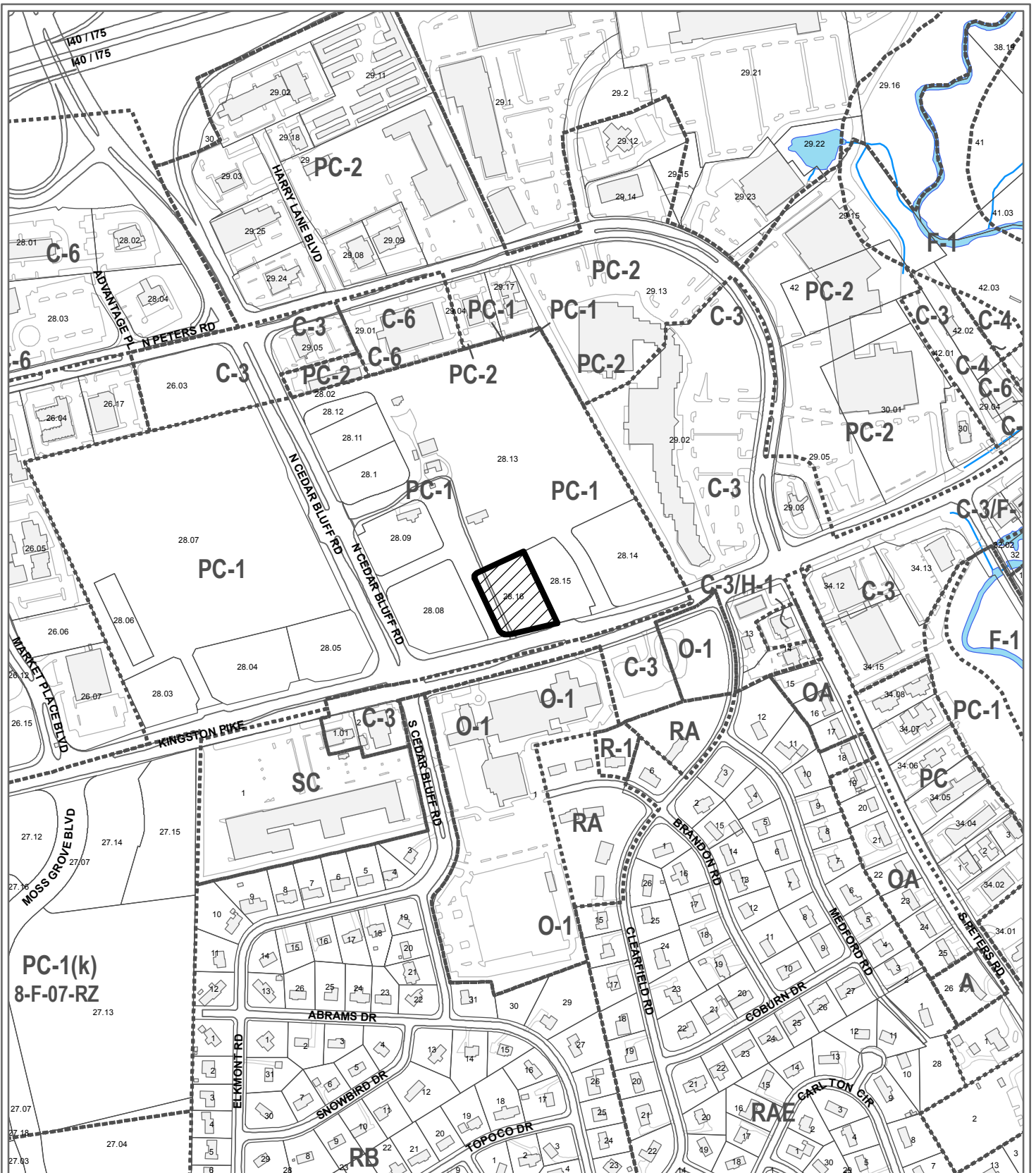
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the Southwest County Sector Plan propose commercial use 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: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



**1-H-14-UR
USE ON REVIEW**

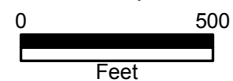


Retail Shops in PC-1 (Retail and Office Park)

Original Print Date: 12/20/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Home Properties, Inc.

Map No: 132
Jurisdiction: City





Use on Review - Cover Sheet

Lot #9 Retail Shops
N Cedar Bluff Road and Kingston Pike
Knoxville, Tennessee
Developer: Horne Properties, Inc.

NO.	DATE	REVISIONS
1	12/26/13	Revised per MFC Comments

C0.0

Parcel ID: 132 02816
Block Number: 46104

INDEX TO DRAWINGS

C0.0	Cover Sheet
C1.0	Site Grading and Drainage Plan
C2.0	Site Plan
C3.0	Site Elevation Plan
C4.0	Site Elevation Plan
A2.0	Exterior Elevations

Use on Review
for
Lot #9 Shops
N Cedar Bluff Road and Kingston Pike
Knoxville, Tennessee

Developed By:
Horne Properties, Inc.
412 N. Cedar Bluff Road, Suite 205
Knoxville, Tennessee 37923
(865) 560-1100

All necessary inspections and/or certifications required by codes and/or utility and other jurisdictions of services.

1-A-14-02
REVISED!
12/26/13

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31



CONTACTS	City	Telephone
Mayor & Mayor First City District of Knox County 172 Courthouse Knoxville, TN 37922 Phone: (865) 528-3714 Fax: (865) 528-4855	Knoxville	(865) 528-3714
Mayor & Mayor Knoxville District Office 4205 Washington Pike Knoxville, TN 37922 District: New Service Department Phone: (865) 560-3555	Knoxville	(865) 560-3555
Department of Transportation 7245 Regatta Lane Knoxville, TN 37924 Phone: (865) 594-2400	Knoxville	(865) 594-2400
City 400 Oak St., Room 400 Knoxville, TN 37902 Phone: (865) 252-2516	Knoxville	(865) 252-2516

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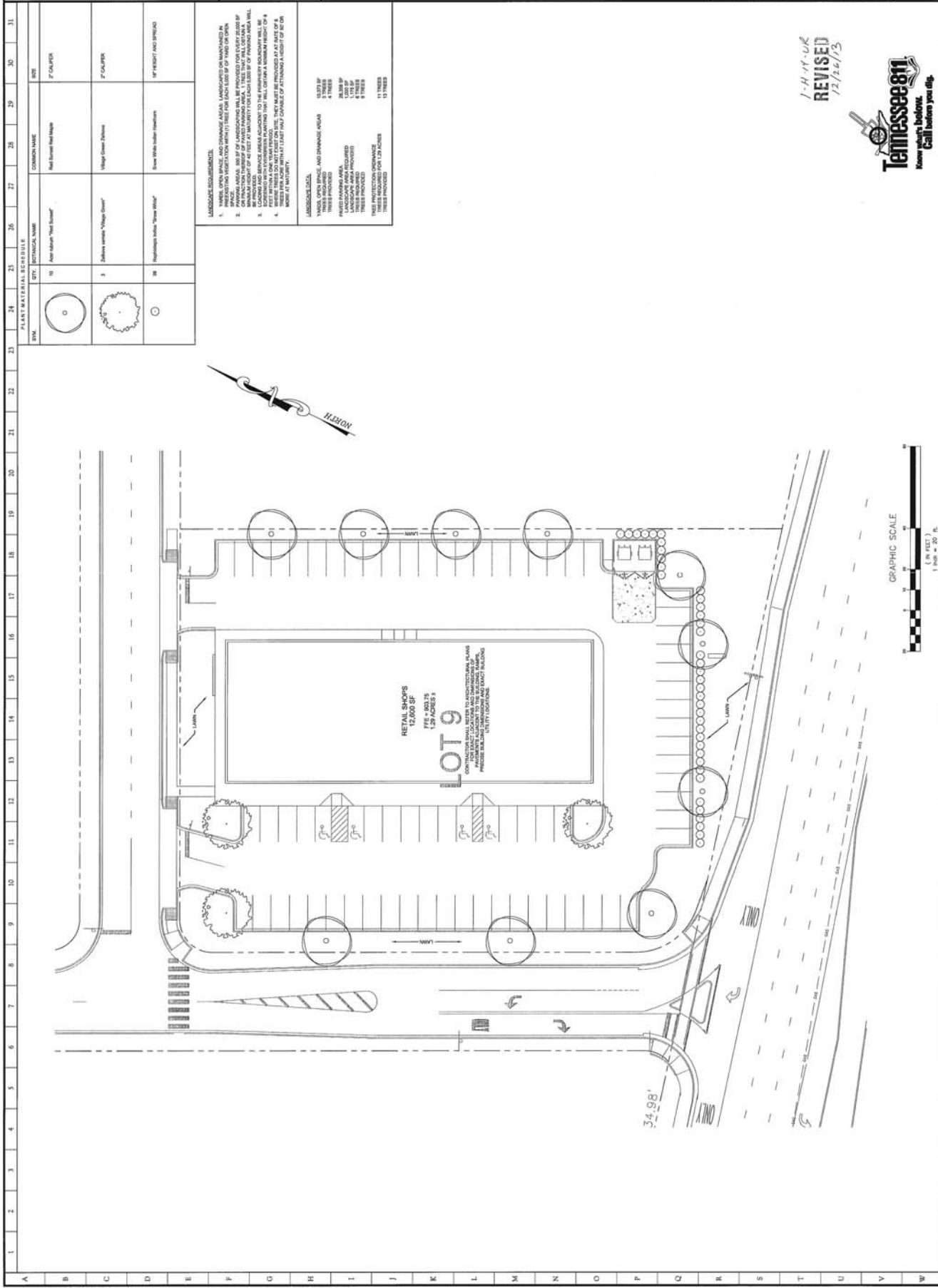
REVISIONS	
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Revised per City Comments	

CHECKED BY: --- DATE: 11/25/13
 FILE: 810 8900-1andsc

Use On Review - Landscape Plan
 Kingston Corner - Lot #9 Retail Shops
 N Cedar Bluff Road and Kingston Pike
 Knoxville, Tennessee
 Developer: Home Properties, Inc.



10215 Technology Drive, Suite 204
 Knoxville, TN 37932
 Phone: (615) 777-4100 Fax: (615) 777-4199
SITE INCORPORATED
 Site Infrastructure Transportation Engineers



1-A 11-UR
 REVISED
 12/26/13

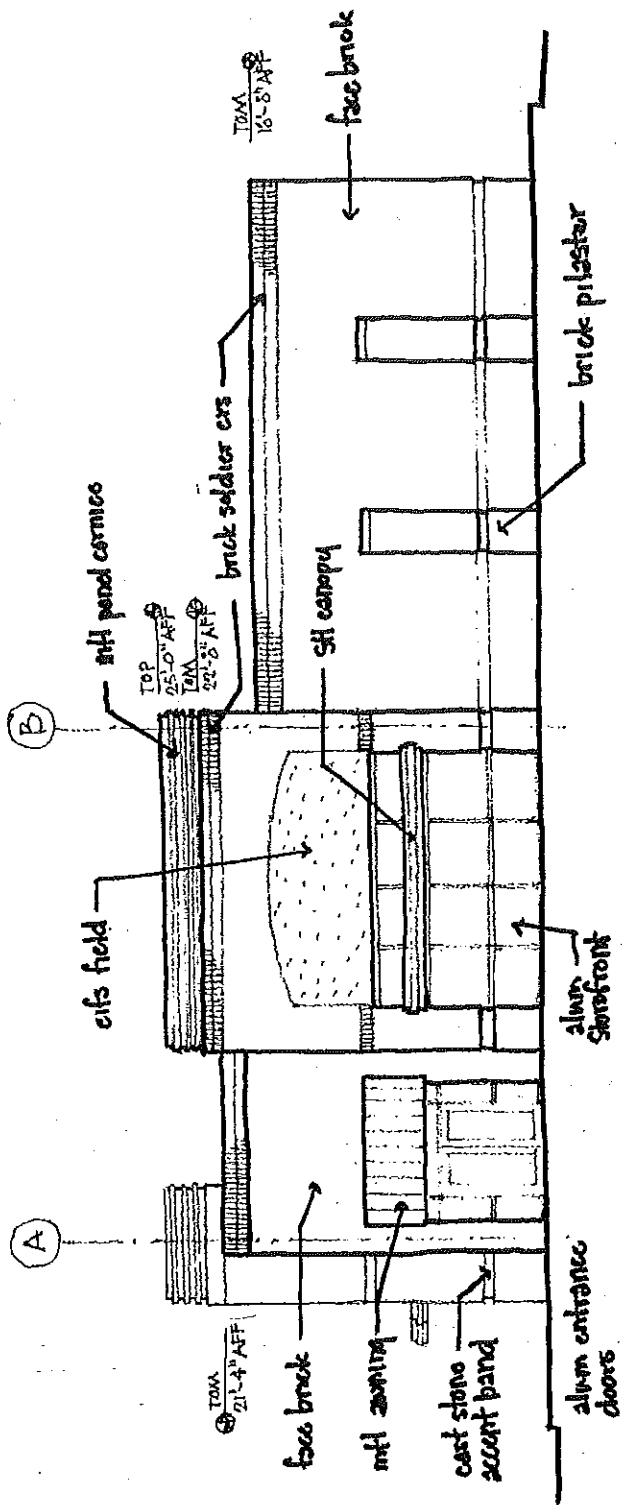
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 Know what's below. Call before you dig.

- LANDSCAPE REQUIREMENTS:**
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PLANT MATERIAL SCHEDULE

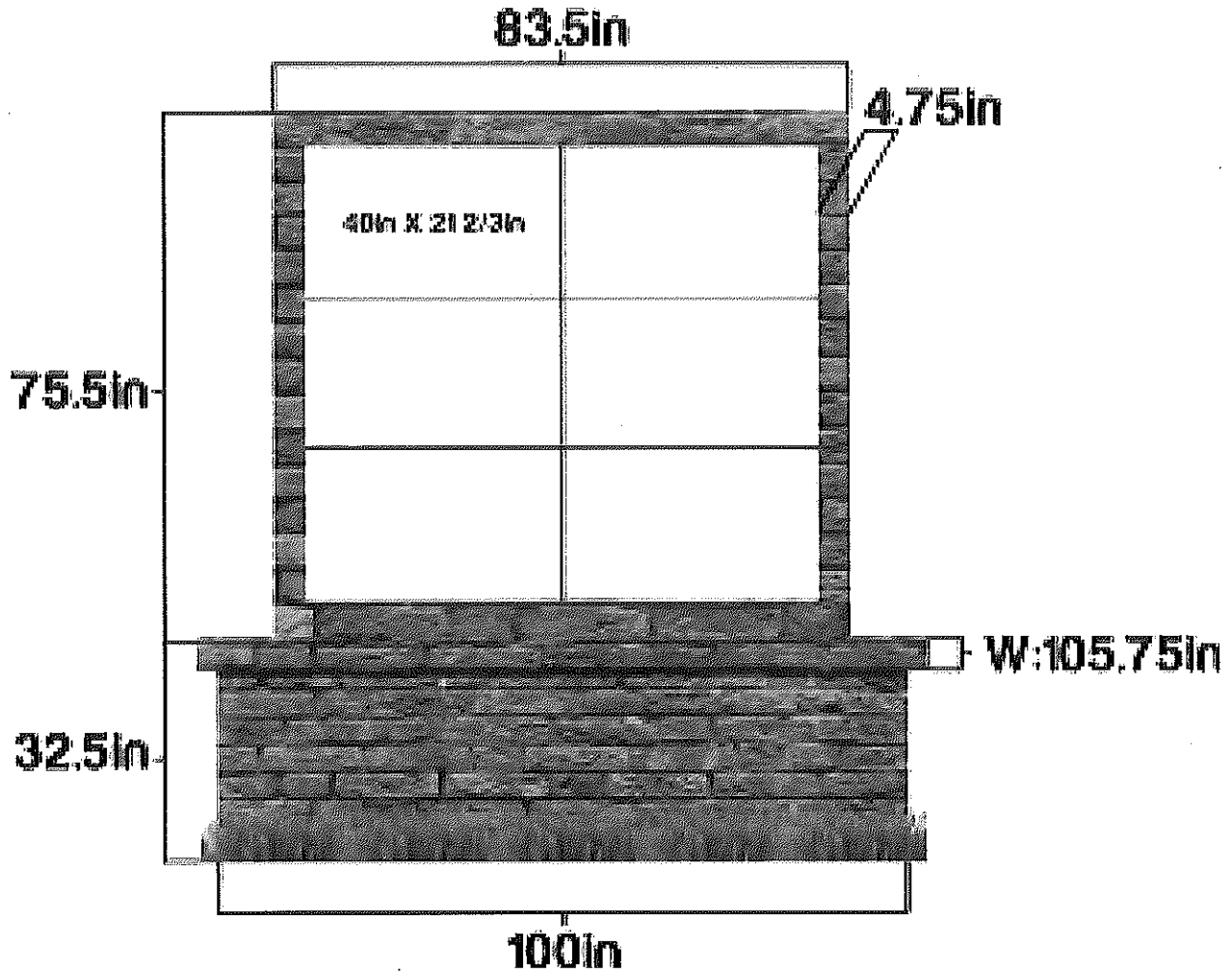
SYM.	QTY.	DESCRIPTION	COMMON NAME	SIZE
10	1	Aspen Arborvitae "Gold Spire"	Red Barren Tree Maple	2" CALIPER
3	1	Japanese Maple "Orange Glow"	Winged Green Ashoka	2" CALIPER
30	1	Hydrangea Julia "Snow White"	Downy White Luster Hydrangea	1/2" THICKET AND SPREAD

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1-H-14-VR
 REVISED
 12/26/13

SOUTH ELEVATION
 KINGSTON CORNER - LOT #9
 1/8"



Monument Sign
Lot #9 Retail Shops

Use on Review

11/25/13

1-H-14-UR