

▶ **FILE #:** 1-B-16-UR

**AGENDA ITEM #:** 39

**AGENDA DATE:** 1/14/2016

▶ **APPLICANT:** CEDAR BLUFF COMPANY

OWNER(S): Cedar Bluff Company

TAX ID NUMBER: 132 G F 001

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9260 Kingston Pike

▶ **LOCATION:** South side of Kingston Pike, West side of S. Cedar Bluff Rd.

▶ **APPX. SIZE OF TRACT:** 8.32 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access to the site is via Kingston Pk., a 6 lane median divided arterial street within 130' of right-of-way, and S. Cedar Bluff Rd, a 2 lane median divided local street within 98' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** SC (Shopping Center)

▶ **EXISTING LAND USE:** Shopping Center

▶ **PROPOSED USE:** Addition to existing shopping center in SC zoning district.

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Kington Pike - Commercial - Office / C-3 (General Commercial District) and PC-1 (Retail and Office Park District)

South: Detached dwellings / RB ( General Residential)

East: S. Cedar Bluff Rd. - Church / O-1 (Office, Medical, and Related Services District) and RB ( General Residential)

West: Shopping Center / PC-1 (Retail and Office Park District)

NEIGHBORHOOD CONTEXT: This site is located near the intersection of Cedar Bluff Rd. and Kingston Pike in an area that is composed of mixed commercial and office uses, and residential uses to the south.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a 2,875 square foot addition to the rear of the Cedar Springs Shopping Center subject to 5 conditions.**

1. Meeting any relevant requirements of the Knox County Health Department.
2. Meeting any relevant requirements of First Utility District.
3. Completion of all parking and drive aisle changes prior to the issuance of occupancy permit for this project.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, the request meets all requirements for approval of a use-on-review in the SC (Shopping Center) district.

**COMMENTS:**

The applicant is proposing a 2,875 square foot addition to the rear of the Cedar Springs Shopping Center. The addition is primarily for a new loading dock and storage space for an existing retail bay. The addition will extend the rear elevation of the shopping center approximately 5 feet closer to the rear property line, which adjoins a residential neighborhood. The existing vegetative screen is mature and will not be disturbed. The addition will require 15 new parking spaces be added to the shopping center, which will be added to the rear of the building.

**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 addition will not impact the adjacent residential uses because the mature vegetative screen will not be disturbed and the rear of the building is currently used for loading and unloading purposes.

**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 SC zoning as well as the general criteria for approval of a use on review.
2. The proposed addition to the Cedar Springs Shopping Center, 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.

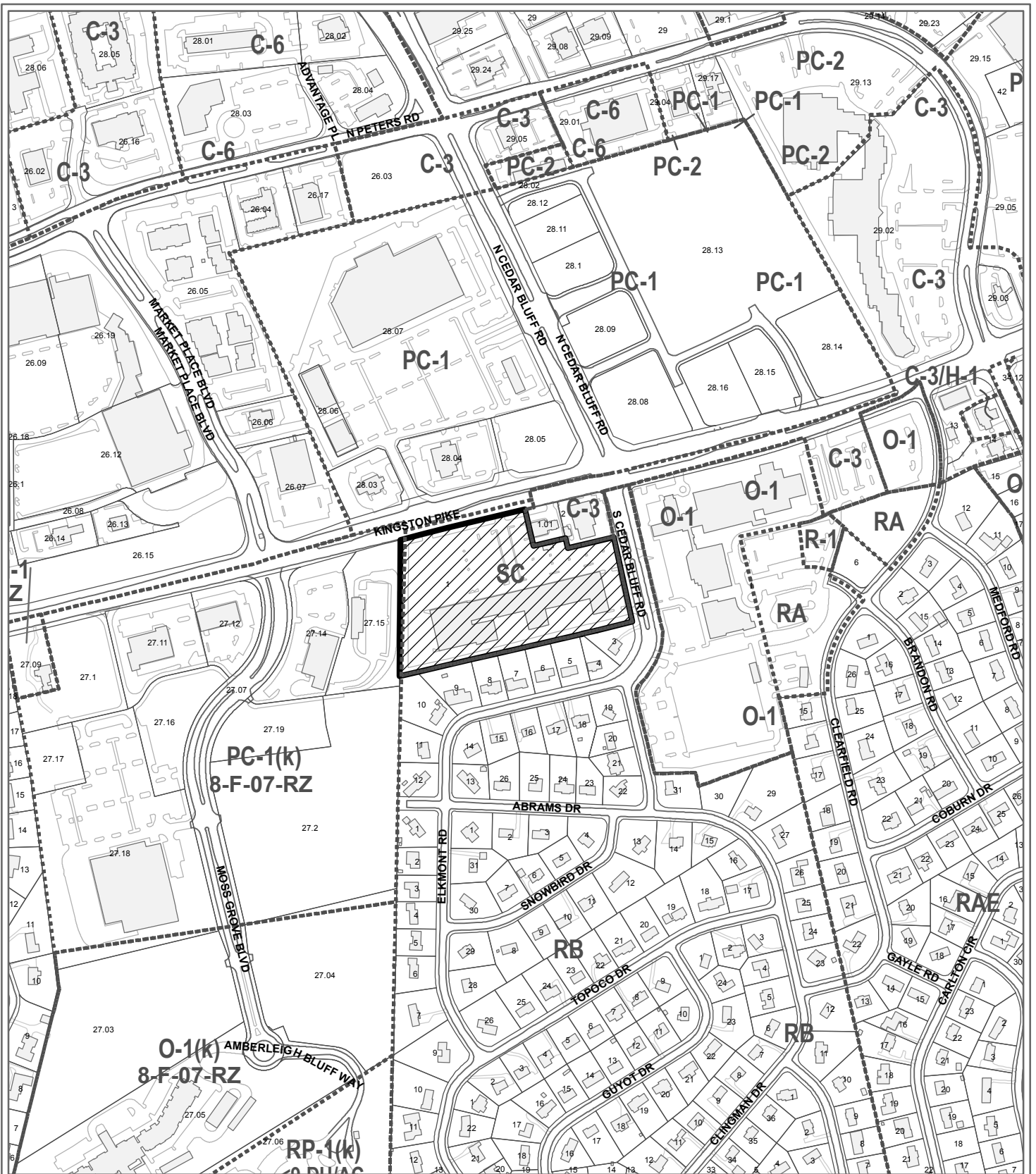
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Southwest County Sector Plan proposes 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: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville 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.



**1-B-16-UR  
USE ON REVIEW**

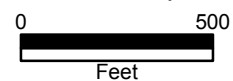


Addition to existing shopping center in SC zoning district. in SC (Shopping Center)

Original Print Date: 12/29/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Cedar Bluff Company

Map No: 132  
Jurisdiction: County





ADDITION TO  
**CEDAR SPRINGS SHOPPING CENTER**  
KNOXVILLE, TENNESSEE  
4580 KINGSTON PIKE



**BUILDING ADDRESS:**  
4260 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37925

**PROPERTY DATA:**  
CLT MAP: 152  
PARCEL: 1  
PARCEL ID: 1526F001  
AREA: 9.32 ACRES  
ZONE: SC

**BUILDING INFORMATION:**  
EXISTING BUILDING: 67,007 sq. ft.  
NEW ADDITION: 2,875 sq. ft.  
TOTAL: 69,882 sq. ft.

**PARKING REQUIREMENTS:**  
PARKING SPACES REQUIRED:  
FIVE (5) PARKING SPACES PROVIDED FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF GROSS LEASABLE FLOOR AREA.  
EXISTING PARKING: 241 SPACES  
HANDICAP PARKING: 12 SPACES (4 SPACES VAN ACCESSIBLE)  
NEW PARKING: 15 SPACES  
TOTAL: 320 SPACES  
NOTE: 4 SPACES DELETED FOR VAN ACCESSIBILITY.

DO NOT REPRODUCE WITHOUT CONSENT FROM LINDSAY & MAPLES ARCHITECTS, INC. THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION. IT IS THE PROPERTY OF LINDSAY & MAPLES ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

Drawn By: RM

Sheet Contents:

Site Plan

Date: 11/12/2015

NO.	REVISION	DATE
1	12/28/2015	hgp_van_access revised parking truck route

Sheet Number:

**SP1.1**

REVISED 12/29/2015

1-B-16-UR

**1 SITE PLAN**  
SCALE: 1" = 40'-0"

**SITE PLAN NOTES:**

- SITE INFORMATION FROM ORIGINAL CONTRACT DOCUMENTS (DATED MARCH 18, 1974) AND FIELD VERIFICATION.
- SLOPE ALL GRADES AWAY FROM BUILDING.
- VERIFY ALL UTILITIES AS TO LOCATION, DEPTH AND SIZE WITH LOCAL AUTHORITIES PRIOR TO CONSTRUCTION.
- CONSTRUCTION AREA BOUNDARIES SHOWN ARE APPROXIMATE AND MAY REQUIRE ADJUSTMENT AND/OR COORDINATION SO AS NOT TO DISRUPT OPERATIONS AND CIRCULATION. THE EXTENT OF DEMOLITION SHOWN HEREIN IS APPROXIMATE.
- ALL AREAS AND FACILITIES OUTSIDE THE CONSTRUCTION AREA SHALL BE PROTECTED IN PLACE. ANY DAMAGE TO BUILDINGS, PAVING, UTILITIES, LAWNS, LANDSCAPE FEATURES, ETC. SHALL BE PROMPTLY REPAIRED AND ITEMS RESTORED TO THEIR ORIGINAL CONDITION.
- SITE DEMOLITION:  
REMOVE EXISTING PAVING, UTILITIES AND APPURTENANCES AS REQUIRED TO ACCOMPLISH THE INTENT OF THESE CONSTRUCTION DOCUMENTS. PROTECT IN PLACE ANY UTILITIES INDICATED TO REMAIN. ACTIVE UTILITIES MUST BE PROTECTED IN PLACE AND MAINTAINED IN SERVICE UNTIL RELOCATED OR ABANDONED.
- CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL STORM WATER RUNOFF DURING EXCAVATION AND CONSTRUCTION AND TO PREVENT THE DEPOSITION OF DUST, DIRT AND SEDIMENT ON ALL AREAS OUTSIDE THE CONSTRUCTION AREA. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK AND THE TDEC AQUATIC RESOURCE ALTERATION PERMIT REQUIREMENTS. EROSION CONTROL STRUCTURES SHOWN ON THESE PLANS MEET THE MINIMUM REQUIREMENTS OF TDEC. CONTRACTOR SHALL INCORPORATE ADDITIONAL STRUCTURES AS NECESSARY.

