



USE ON REVIEW REPORT

▶ **FILE #:** 1-J-19-UR

AGENDA ITEM #: 42

AGENDA DATE: 1/10/2019

▶ **APPLICANT:** CEDAR BLUFF COMPANY

OWNER(S): Cedar Bluff Company

TAX ID NUMBER: 132 G C 001

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9202 Kingston Pike

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

▶ **APPX. SIZE OF TRACT:** 8.32 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access to the site is via Kingston Pk., a 6 to 7 lane median divided arterial street within a 130' right-of-way, and S. Cedar Bluff Rd, a 2 lane median divided local street within a 100' 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:** 2,400 sqft retail building

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed commercial / PC-1 (Retail and Office Park) & C-3 (General Commercial)

South: Residences / RB (General Residential)

East: Church / O-1 (Office, Medical, and Related Services)

West: Mixed commercial / PC-1 (Retail and Office Park) & C-6 (General Commercial Park)

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 developed in the SC, PC-1, C-3, C-6 and SC-3 zones; and residential uses to the south in the RB zone.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a free standing retail building of approximately 2,400 square foot at the Cedar Springs Shopping Center, subject to 4 conditions.

1. Meeting all applicable requirements of the Knox County Health Department.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Obtaining all required variances from the Knox County Board of Zoning Appeals, including but not limited to the number of off-street parking spaces.

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

COMMENTS:

This proposal is a new free standing retail building that is 2,400 sqft and located on the west side of the existing parking lot, behind the recently approved and constructed ATM. The new retail building will utilize the existing parking lot, however, it will result in the loss of 19 parking spaces and will increase the required number of parking spaces by 12. According to the floor area of the entire shopping center provided by the applicant, 378 parking spaces are required and 304 spaces are being provided. Staff does not have concern with the reduced number of parking stalls being provided because it is still at a ratio of 4 spaces per 1,000 sqft of floor area. Though this property is located outside of the City limits of Knoxville, it is surrounded by commercial property that is in the City and the minimum parking requirement in the City is 3 spaces per 1,000 sqft of floor area.

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 proposed retail building will have no impact on the residential neighborhood located to the south.

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 an arterial street. 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

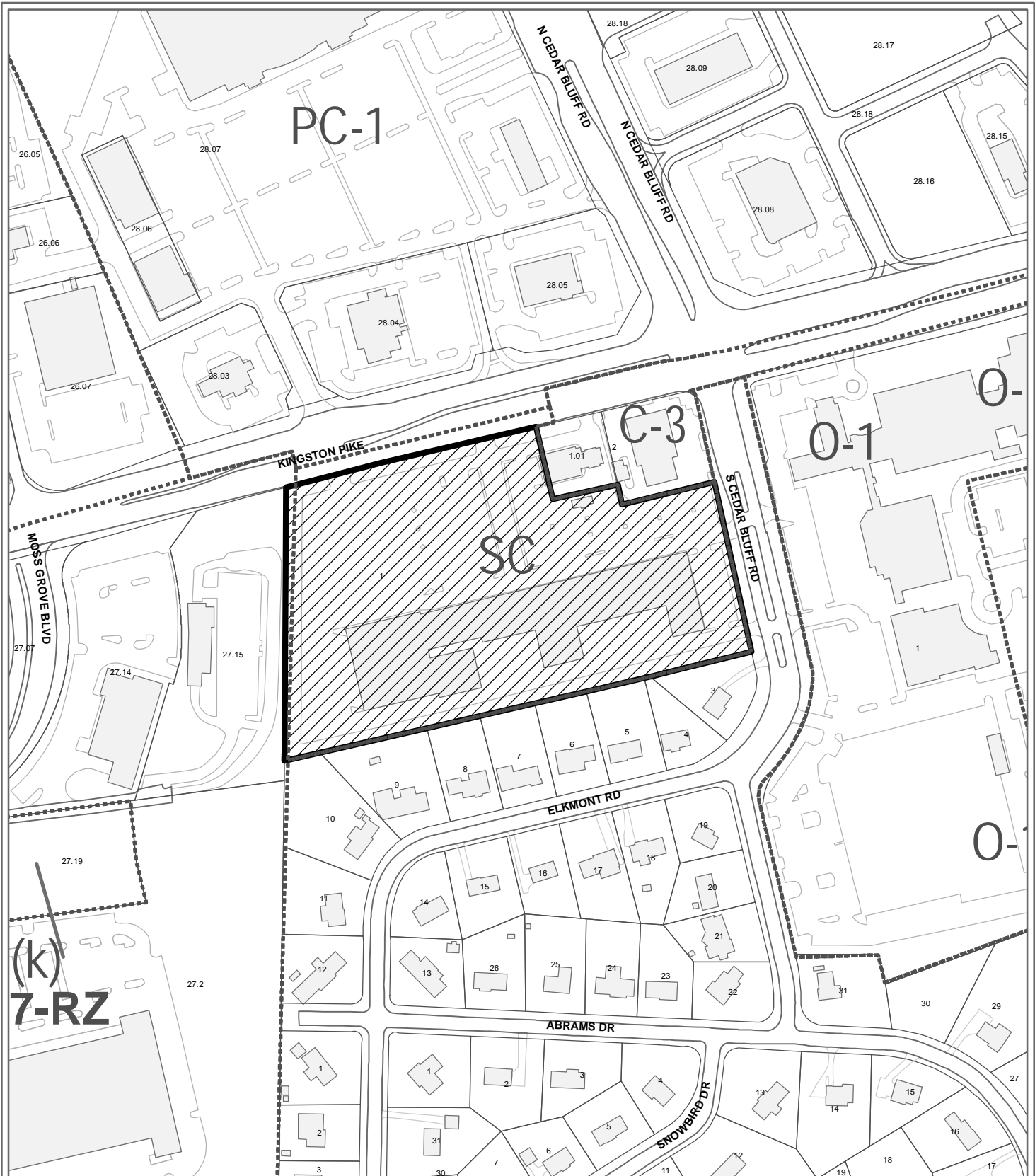
1. The Southwest County Sector Plan proposes commercial use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 98 (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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**1-J-19-UR
USE ON REVIEW**

Petitioner: Cedar Bluff Company



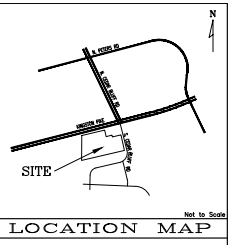
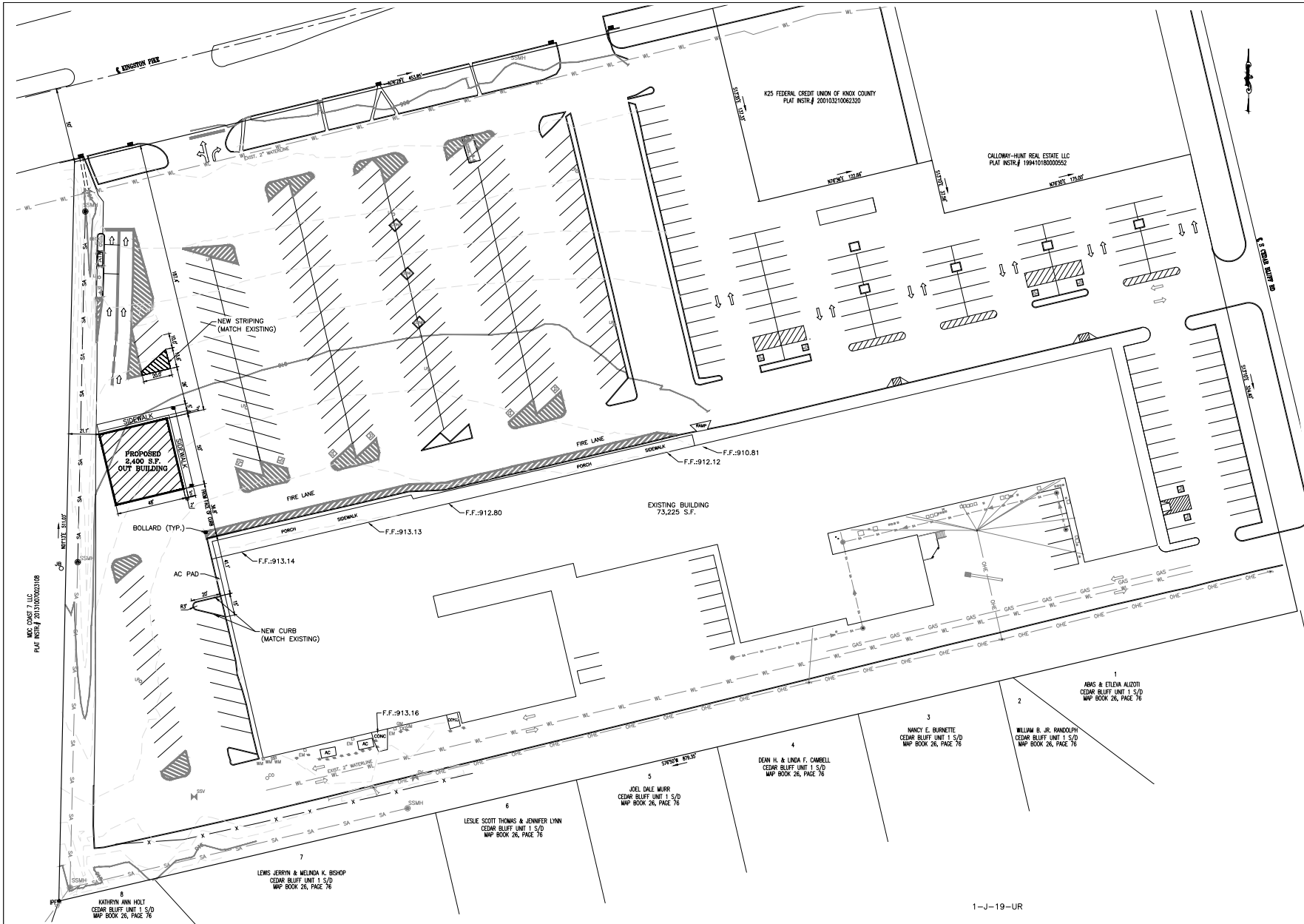
2,400 sqft retail building in SC (Shopping Center)

Map No: 132

Jurisdiction: County

Original Print Date: 12/17/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





USE-ON-REVIEW REQUEST
 CONSTRUCT 2,400 S.F.
 OUT BUILDING WITHIN THE
 SHOPPING CENTER ZONE

- NOTES:**
1. ROW AND EASEMENT (E) SHOWN ON PLAT. ALL OTHERS SET BY OWNER. CHECKER NOTES CHANGED ON PLAN.
 2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXISTING LOT LINES AND ALONG ALL ROWS. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES. PLUS OTHER EASEMENTS AS SHOWN.
 3. SHARED SEWER EASEMENT OF 15' 7.5' EACH SIDE OF SEWER AS INDICATED UNLESS OTHERWISE SPECIFIED.
 4. THIS PROPERTY IS ZONED SC.
 5. THIS PROPERTY CONTAINS 8,219 ACRES.
 6. UTILITY PROVISIONS:
 WATER: FREE UTILITY DISTRICT
 ELECTRIC: KNOXVILLE CITY BOARD
 GAS: KNOXVILLE CITY BOARD
 TELEPHONE: AIRTEL SOUTHWEST
 7. BOUNDARY SURVEY BY SURVEYOR.
 8. THIS PLAN ELIMINATES 19 PARKING SPACES.

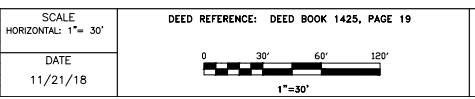
FINISH:
 TOTAL BUILDING AREA: 74,625 S.F.
 REQUIRED PARKING SPACES: 378
 FINISHED SPACES PROVIDED: 304
 REQUIRED ACCESSIBLE SPACES: AUTO-16, WHEEL-10
 ACCESSIBLE SPACES PROVIDED: AUTO-16, WHEEL-10, W-12

1-J-19-UR
 Revised: 12/21/2018

OWNER
 CEDAR BLUFF COMPANY
 132 SHERLAKE RD
 KNOXVILLE, TN 37922
 PHONE: 603-0711

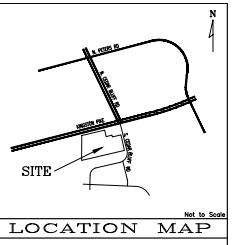
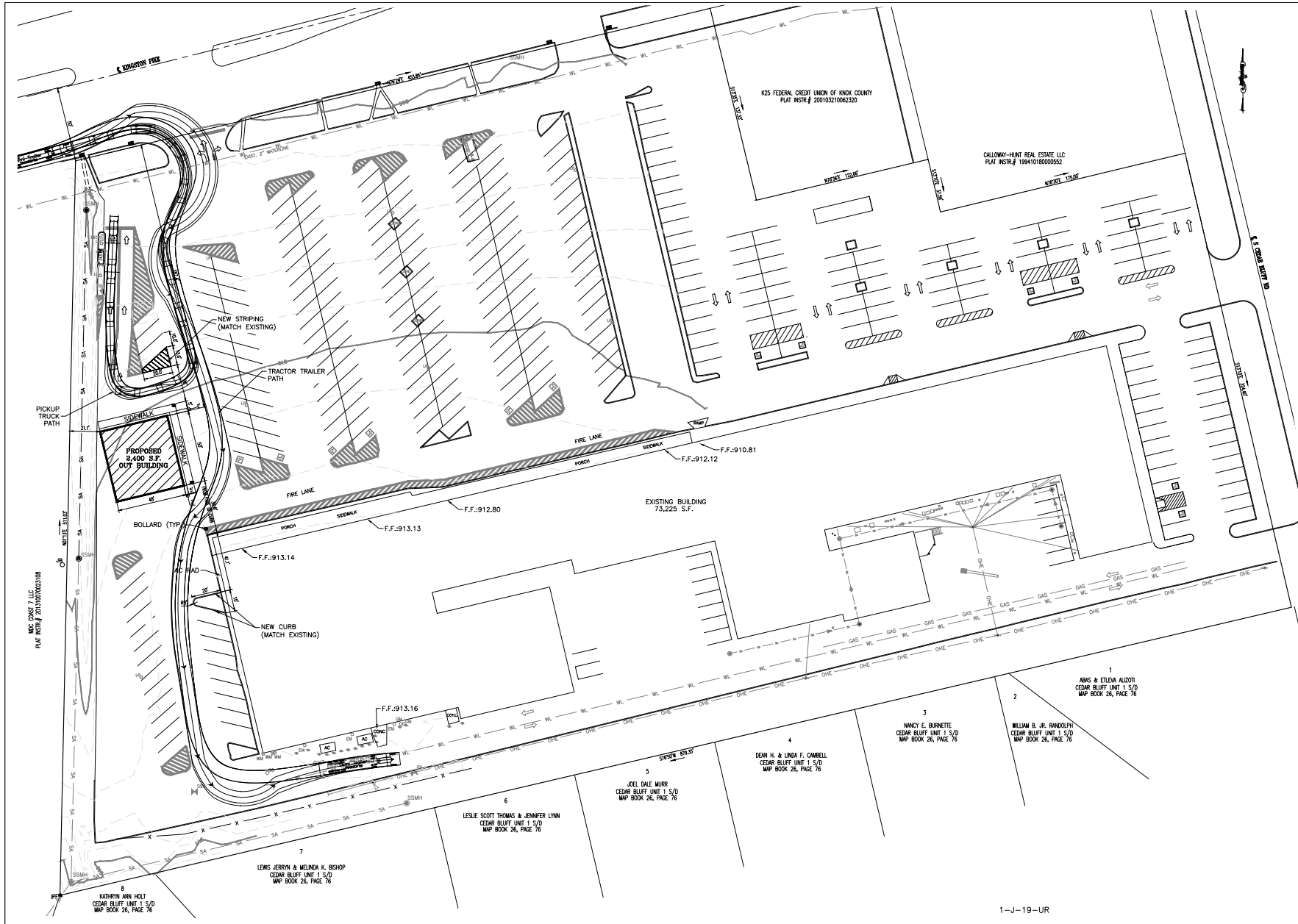
BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

| DESIGNED | SCALE | DEED REFERENCE | SHEET |
|----------|----------------------|-------------------------|-----------------------|
| SEW | HORIZONTAL: 1" = 30' | DEED BOOK 1425, PAGE 19 | 14231-SP |
| DBH | DATE: 11/21/18 | | SHEET 2 OF 2 SHEET(S) |
| NO. | DATE | REVISION | APPR. NO. DATE |
| | | | |



SITE PLAN FOR
CEDAR BLUFF COMPANY
 CLT MAP 132 OF PARCEL 001
 DISTRICT 6, KNOX COUNTY, TENNESSEE

14231-SP
 SHEET 2 OF 2 SHEET(S)
 14231\14231-0.DWG



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 OUT BUILDING WITHIN THE
 SHOPPING CENTER ZONE

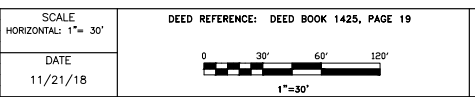
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 3. SMOKEY SEWER EASEMENT OF 15' 7.5' EACH SIDE OF SEWER AS INSTALLED UNDER APPLICABLE.
 4. THIS PROPERTY IS ZONED SC.
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 GAS: KNOXVILLE CITY BOARD
 TELEPHONE: AIRTEL SOUTHWEST
 7. BOUNDARY SURVEY BY BMAP.
 8. THIS PLAN ESTIMATES 19 PARKING SPACES.

FINISHING:
 TOTAL BUILDING AREA: 75,625 S.F.
 REQUIRED PARKING SPACES: 204
 FINISHED SPACES PROVIDED: 204

REQUIRED ACCESSIBLE SPACES: ADA10-6, WH-2 TOTAL=10
 ACCESSIBLE SPACES PROVIDED: ADA10-6, WH-2 TOTAL = 10

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
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| DESIGNED | SCALE | DEED REFERENCE | SHEET |
|----------|----------------------|-------------------------|-----------------------|
| SEW | HORIZONTAL: 1" = 30' | DEED BOOK 1425, PAGE 19 | 14231-SP-TURN |
| CHECKED | DATE | | SHEET 2 OF 2 SHEET(S) |
| NO. | DATE | | 14231-0-DWG |
| REVISION | DATE | REVISION | DATE |
| | | | |
| | | | |
| | | | |
| | | | |



OWNER:
CEDAR BLUFF COMPANY
 132 SHERLAKE RD
 KNOXVILLE, TN 37922
 PHONE: 693-0711

| | | | |
|-----------|----------------------|-------------------------|-----------------------|
| 1-J-19-UR | SCALE | DEED REFERENCE | SHEET |
| | HORIZONTAL: 1" = 30' | DEED BOOK 1425, PAGE 19 | 14231-SP-TURN |
| | DATE | | SHEET 2 OF 2 SHEET(S) |
| | 11/21/18 | | 14231-0-DWG |

Use on Review **Development Plan**

Name of Applicant: Cedar Bluff Company

Date Filed: 11/26/18 Meeting Date: 1/10/19

Application Accepted by: Mike Reynolds

Fee Amount: File Number: Development Plan

Fee Amount: \$1,500.00 File Number: Use on Review ~~1-5-19-0R~~ 1-5-19-0R

PROPERTY INFORMATION

Address: 9202 Kingston Pike

General Location: southeast side Kingston Pk, SW of Cedar Bluff Road

Tract Size: 8.32ac No. of Units: N/A

Zoning District: SC

Existing Land Use: Shopping Center

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification:

Growth Policy Plan Designation: Urban Growth

Census Tract: 57.06

Traffic Zone: 171

Parcel ID Number(s): Map 132 GF Parcel 1

Jurisdiction: City Council District
 County Commission 3rd District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: David Fiser

Company: Cedar Bluff Company

Address: 132 Shenake Rd

City: Knoxville State: TN Zip: 37922

Telephone: 693-0711

Fax:

E-mail: dfiser@fiserinc.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: David Harbin

Company: Baton Homes NW & Poe

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Approval of a Free Standing
2,400 SF Retail Building

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: David Harbin

PLEASE PRINT
 Name: David Harbin

Company: Baton Homes NW & Poe

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

E-mail: harbin@bhn-p.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

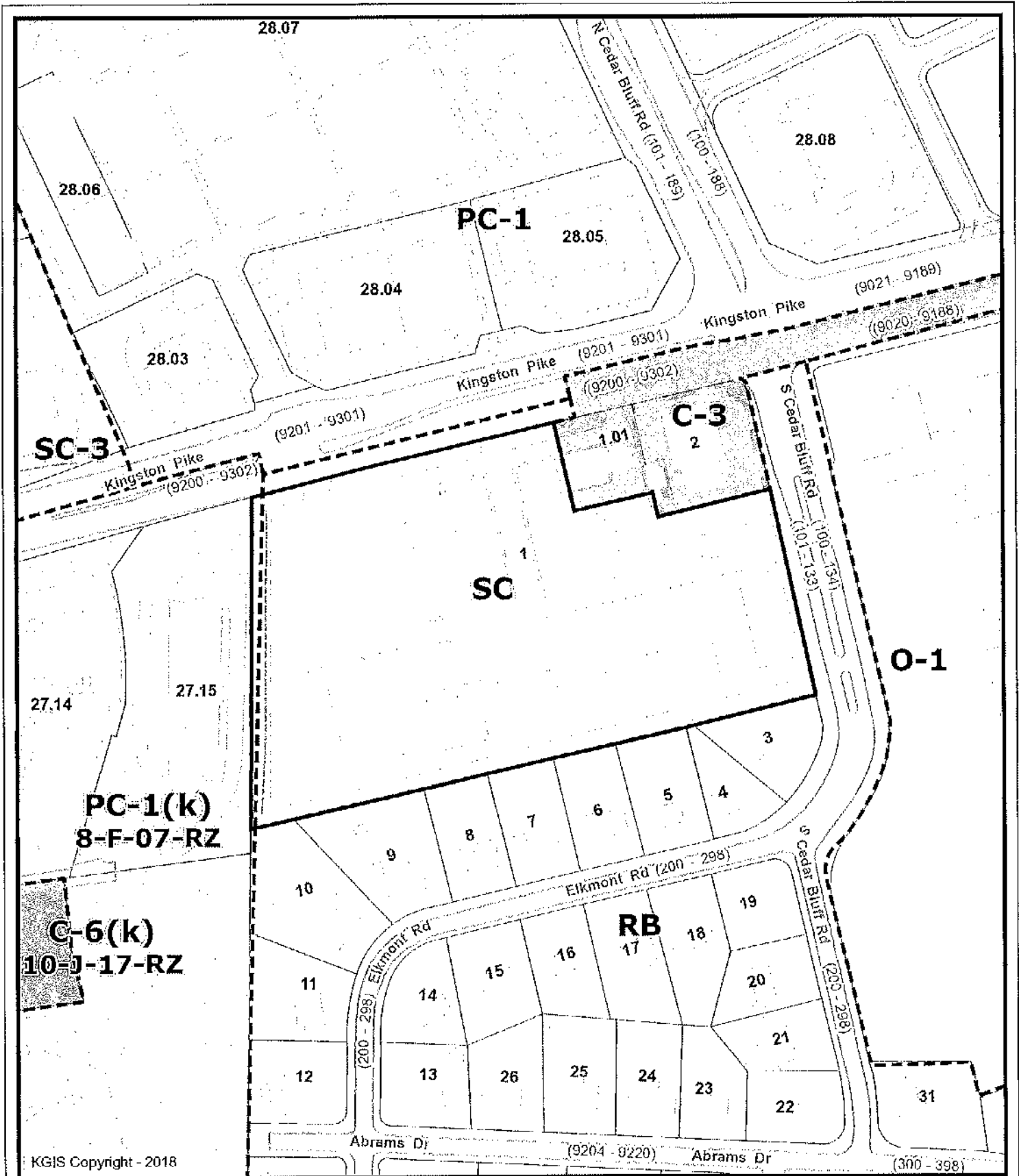
(If more space is required attach additional sheet.)

Name Address • City • State • Zip Owner Option

Cedar Bluff Campung
c/o David Fiser ✓

132 Sherlake Rd Knoxville, TN 37922

✓

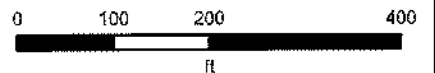


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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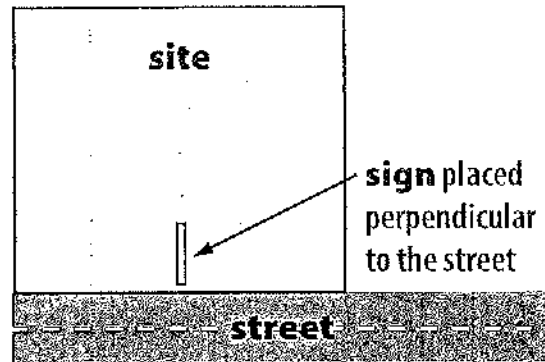
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

December 26, 2018 and January 11, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Kathy Patterson

Printed Name: KATHY PATTERSON

Phone: 865-588-6472 Email: kpatterson@bhn-p.com

Date: 11/26/18

MPC File Number: 1-5-19-UR