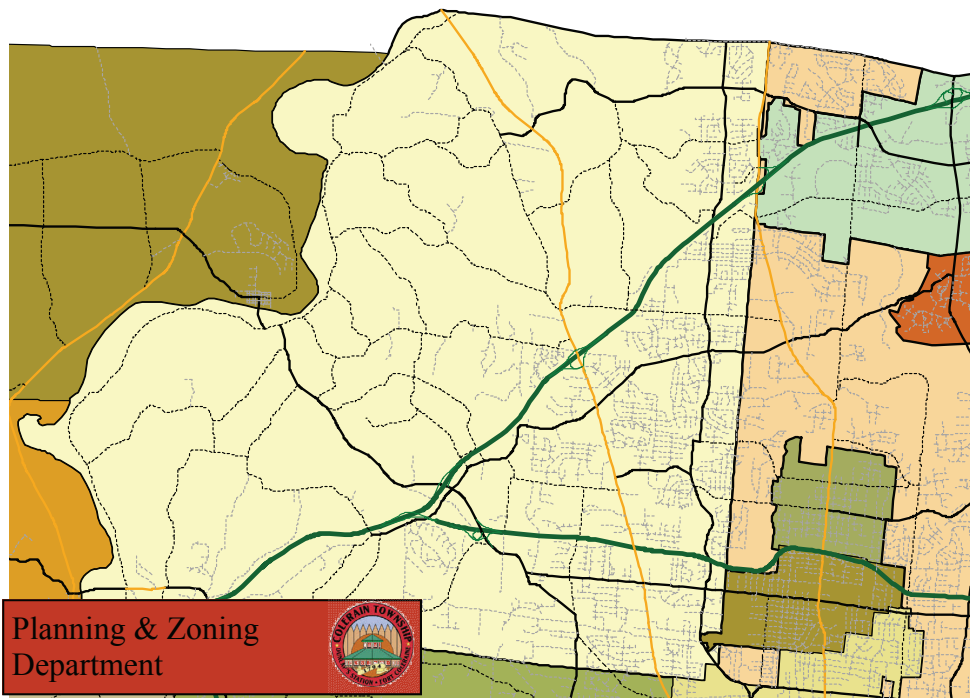


**Colerain Township
Board of Trustees
September 25, 2007
Tuesday — 8:30 p.m.**

Project: Stone Creek Major Amendment
Case No.: ZA2007-06
Prepared By: Amy Bancroft, Susan Roschke

Action Requested:
Approval of Major Amendment to Final
Development Plan
Rezoning of one parcel from B-2 to PD-B for
construction of Starbucks restaurant

Applicant/Owner: Trinity Development
6312 Kingston Pike
Knoxville, TN 37919



Site Information:

Parcel ID: 0510-0111-0021

Location: 9911 Colerain Avenue

New Zoning: PD-B Planned Business District

Former Land Use: Bob Sumerel Tire

Proposed Land Use: Starbucks restaurant

Acreage: 0.16 acres

Frontage: approximately 110 feet

Number of Lots: 1

Future Land Use Framework: Planned Mixed Use Employment—Site 93

To encourage planned developments, developed with a consistent theme and containing architectural, landscape, streetscape, and signage standards, and that no freeway/highway signs be permitted. Typically a campus-styled planned development sharing a common image, prohibiting outdoor storage and in the event of a new development, providing a 75 foot buffer to the residential areas to the south and west that consists strictly of pervious green space. In addition, the consolidation of small parcels should be completed prior to redevelopment so as to prevent the leap-frog effect of development.

Surrounding Zoning & Land Use:

North: PD-B: Stone Creek Boulevard/Stone Creek Towne Center

South: PD-B: Proposed Valvoline site

East: B-2: Retail

West: PD-B: Stone Creek Towne Center

Zoning History:

This parcel was not included in the original rezoning to PD-B for the development of Stone Creek Towne Center. It has, however, been included conceptually in the Final Development Plan for ZA2005-03 Stone Creek Towne Center. Because the addition of this parcel changes the boundary of the Planned District, it is proposed as a Major Amendment to the Stone Creek FDP. A variance for this building's setback in the B-2 District was approved by the Board of Zoning Appeals in July 2007.

RPC	Recommend Approval (5-0) with conditions	08-02-2007
	1. That the site plan be revised to include a streetscape buffer in compliance with the Colerain Township Zoning Resolution.	
	2. That the proposed landscaping and buffering shall comply with the Colerain Township Zoning Resolution.	
	*Note RPC did not have a copy of the landscape plan.	

Landscape Advisory Board	07-26-2007
<i>Irrigation is recommended for this area, if not already included.</i>	

Zoning Commission	08-21-2007
<i>Following a public hearing, the Commission recommend Approval (5-0) with conditions as listed at the end of this report.</i>	

AGENCY REVIEW:

County Engineer No objection to proposed amendment.

Fire Inspection Office No objection to proposed amendment.

County Public Works Letter outlining the latest rules and regulations on stormwater regulation.

No other comments have been received.

ANALYSIS:

Article 8: Business Uses

In a B-2 district, the front setback is a minimum of 50 feet. The proposed setback is only 32 feet. Thus, the applicant requested and received a waiver from the Board of Zoning Appeals for a variance to the front

setback.

Restaurants are a permitted use in the B-2 District, and thus also permitted in the PD-B.

Article 12.11: Architectural Design Standards

The proposed structure is Starbuck's design, but the façade will coordinate with other buildings in the development by the materials—brick and stone veneer— used.

Article 13: Parking

Parking is located to the side and rear of the restaurant which as stated in 13.4.1 (B) is the preferred layout. The parking count reflects that of the Final Development Plan, parking provided is sufficient for this use. Restaurants require 8 stacking spaces in pickup window lanes. These spaces should measure 10'x20' in size. The lane on the site plan appears to be of sufficient length and width but the specific dimensions are not shown.

Article 14: Landscaping & Buffers

An approximate 15 foot landscaped streetscape is shown on the plans. Landscaping within the parking lot meets code. The Landscape Advisory Board has reviewed the landscaping plan.

Article 15: Signage

Signage for the Starbucks has not been included in the submitted plans. It was stated at the Board of Zoning Appeals hearing that signage would meet code.

CONCLUSION:

The Zoning Commission finds this major amendment to reflects the intent of the Final Development Plan and, upon approval, recommends the following conditions:

1. This parcel shall be consolidated with the surrounding Stone Creek parcel;
2. The landscaped area along Colerain Avenue and Stone Creek Boulevard shall be irrigated, and
3. Any additional modifications to the Final Development Plan shall be submitted as a minor or major amendment to the Zoning Commission.

Respectfully submitted for the Board's consideration,

Susan H. Roschke, Ph.D.
Planning & Zoning Administrator