

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-B-13-UR

Related File Number:

Application Filed: 11/26/2012

Date of Revision:

Applicant: TOM WEISS

PROPERTY INFORMATION

General Location: Northwest side of Middlebrook Pk., west of Old Weisgarber Rd.

Other Parcel Info.:

Tax ID Number: 106 D A 00811 & PT. 00817

Jurisdiction: City

Size of Tract: 1.64 acres

Accessibility: Access is via Middlebrook Pk., a divided four lane arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use: Revised site plan (access)

Density:

Sector Plan: Northwest County **Sector Plan Designation:** C (Commercial)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Development in the area consists of professional offices, the main post office and a stable. Zoning in the area is PC-1 commercial and O-1 and O-3 office.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6341 Middlebrook Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park), PC-1/H-1 (Historic Overlay) & O-3 (Office Park District)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The property was zoned PC-1 in 2000 with the H-1 overlay added in 2001. A use on review was approved for access and parking at this site in 2010

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

proposed use of this site.

2. The City of Knoxville One Year Plan proposes general commercial uses.

Action: Approved **Meeting Date:** 1/10/2013

- Details of Action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
 2. Providing a minimum 450 ft. of sight distance from the driveway looking in each direction on Middlebrook Pk.
 3. Closure of the existing driveway that is located to the east of the proposed driveway
 4. Constructing a 5 foot wide sidewalk with a 2 foot wide planting strip along the frontage of the applicant's property (106DA00811). This shall occur when there is future development of the applicant's adjacent property. (Timing as to when this is added by MPC 1-10-2013)
 5. Meeting all other applicable requirements of the City of Knoxville Engineering Dept.
 6. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to issuance of a land development permit.

With the conditions noted, the plan meets the requirements of the PC-1 zone and the other criteria for approval of a use on review.

Summary of Action: APPROVE the request for a revised driveway location as shown on the site plan subject to 6 conditions

Date of Approval: 1/10/2013 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**