

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-C-01-UR

**Related File Number:**

**Application Filed:** 12/18/2000

**Date of Revision:**

**Applicant:** THOMAS DELK

**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of the intersection at the corner of Asheville Hwy. and S Park St.

**Other Parcel Info.:**

**Tax ID Number:** 70 M G 17

**Jurisdiction:** City

**Size of Tract:** 37000 square feet

**Accessibility:** Access is via Asheville Hwy, a major with a pavement width of 60', within a right-of-way of 100'.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant Gasoline Station

**Surrounding Land Use:**

**Proposed Use:** Approval for two portable buildings to be used as storage for a proposed on-site furniture store.

**Density:**

**Sector Plan:** East City

**Sector Plan Designation:**

**Growth Policy Plan:**

**Neighborhood Context:** The predominant land uses in this area consist of single family residences, many of which have been converted to office or commercial uses. A shopping center is immediately adjacent to the applicant's parcel, though separated from the parcel by a local road. At the rear of the parcel, a line of vacant parcels separate the proposed use from single family residences.

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

**Street:** 4028 ASHEVILLE HIGHWAY Hwy

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** SC-1 (Neighborhood Shopping Center)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** Rezoned SC-1 as part of the rezoning for the adjacent shopping center (early 1970's)

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: BK

Staff Recomm. (Abbr.): APPROVE the placement of two portable buildings to be used as on-site storage for a furniture store subject to 5 conditions.

Staff Recomm. (Full):  
1. Revise the proposed site plan to show the placement of opaque fencing at the rear and sides of the existing building which will serve to screen the portable buildings from public view. The fencing shall have a minimum height of 6' and be constructed of wood.  
2. Meeting all applicable requirements of the Knoxville Department of Codes.  
3. Meeting all applicable requirements of the Knoxville Department of Engineering.  
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.  
5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to the issuance of any building permit.  
With the conditions noted, this request meets the requirements for the approval of a use on review.

Comments: The SC-1 (Neighborhood Shopping Center) zone is intended for the unified grouping of retail shops and stores to provide for the convenience of people residing in adjacent neighborhoods. In the case of this parcel, the SC-1 zone was extended across a local street, essentially separating the applicant's parcel from the "greater" shopping center development. The existing structure (an old Pilot Gas Station) on this parcel provides for only limited storage. As such, any retail business that locates at this site will face similar land use constraints. Parking and access to this site are sufficient for the proposed use. The proposed development of a furniture store at this site is a permitted land use in an SC-1 zoning district.

MPC Action: Approved MPC Meeting Date: 1/11/2001

Details of MPC action:  
1. Revise the proposed site plan to show the placement of opaque fencing at the rear and sides of the existing building which will serve to screen the portable buildings from public view. The fencing shall have a minimum height of 6' and be constructed of wood.  
2. Meeting all applicable requirements of the Knoxville Department of Codes.  
3. Meeting all applicable requirements of the Knoxville Department of Engineering.  
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.  
5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to the issuance of any building permit.  
With the conditions noted, this request meets the requirements for the approval of a use on review.

Summary of MPC action: APPROVE the placement of two portable buildings to be used as on-site storage for a furniture store subject to 5 conditions.

Date of MPC Approval: 1/11/2001 Date of Denial: Postponements:

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

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**