

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-C-11-UR
Application Filed: 11/29/2010
Applicant: ELAVON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Chapman Hwy., west of Green Rd.
Other Parcel Info.:
Tax ID Number: 137 18503 **Jurisdiction:** County
Size of Tract: 11.88 acres
Accessibility: Access is via Chapman Hwy. a major arterial street with 4 lanes and a center turn lane within 110 to 160' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business/office building
Surrounding Land Use:
Proposed Use: Parking lot expansion **Density:**
Sector Plan: South County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: Businesses have developed on properties fronting Chapman Hwy., under various City and County commercial zones. Residential uses are located to the rear of the businesses, under agricultural and residential zones.

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

Street: 7300 Chapman Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center) & CB (Business and Manufacturing)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for additional parking for this existing business in the SC (Shopping Center) & CB (Business and Manufacturing) zoning districts, subject to 2 conditions:

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works for each phase of the parking addition.

With the conditions noted above, this proposal meets all requirements of the SC and CB zoning districts, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to add 77 parking spaces at their business location on the northeast side of Chapman Hwy. The site which was originally developed for retail use is now owned and occupied by a company that processes credit card transactions. Since the present use of the property has a higher parking demand on the site, the applicant is requesting approval of a two phased parking lot expansion. The first phase expansion will include 19 new spaces located in the service area behind the building. The second phase will include 58 new spaces along the eastern side of the property adjacent to the existing bank site. Due to the amount of area disturbed by the second phase of the parking addition, that phase will be required to comply with the Knox County Stormwater Management requirements that are in place when they move forward with that phase.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposal will not place any additional demand on schools, streets or utilities.
- 2. The proposed parking will help to meet the present parking demands for the site and reduce the present need for off site parking.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. This proposed parking expansion will help to bring the site closer to compliance with required parking for the existing use, and the proposed development is consistent with the general standards for uses permitted on review: The proposed development 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 area 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 site has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The proposal is consistent with the South County Sector Plan, which proposes commercial uses for this site.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/13/2011

Details of Action:

Summary of Action: APPROVE the development plan for additional parking for this existing business in the SC (Shopping Center) & CB (Business and Manufacturing) zoning districts, subject to 2 conditions:

Date of Approval: 1/13/2011

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: