

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-D-11-UR
Application Filed: 11/29/2010
Applicant: GBG, LLC

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East of Callahan Dr., north of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 67 L B PT. 009 & 26103 **Jurisdiction:** County
Size of Tract: 0.63 acres
Accessibility: Access is via an internal driveway within the Crown Point Plaza Shopping Center.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot
Surrounding Land Use:
Proposed Use: Auto repair (tire store) **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The site is located within the portion of Crown Point Plaza Shopping Center that contains the Lowes, Hobby Lobby and a number of restaurants

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned PC (Planned Commercial 0 in 1995. The site plan for the shopping center was approved in 1997

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for a 7,323 square foot auto repair facility as shown on the site plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Resubdividing the property to combine the portions of the two parcels that make up this site.
5. Installing all landscaping, as shown on the plan, within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation
6. Installation of traffic control devices as recommended in the traffic impact study or as required by the Knox County Dept. of Engineering and Public Works

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

Comments:

The applicant is proposing to build a National Tire and Battery auto repair facility in the Crown Point Plaza Shopping Center. The site is currently being used for parking within the development. Even with the elimination of these parking spaces, the number of required parking spaces per the Knox County Zoning Ordinance will still be met. All access to the site is via internal driveways.

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 development is compatible with the scale and intensity of the surrounding development.

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

1. This 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,

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 Northwest City Sector Plan proposes commercial uses for this site

Action:

Approved

Meeting Date: 1/13/2011

Details of Action:

Summary of Action:

APPROVE the request for a 7,323 square foot auto repair facility as shown on the site plan subject to 6 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: