

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-D-18-UR **Related File Number:**
Application Filed: 11/27/2017 **Date of Revision:**
Applicant: LEESMAN ENGINEERING TIM DWYER

PROPERTY INFORMATION

General Location: East side of Moss Grove Blvd., south of Kingston Pike.
Other Parcel Info.:
Tax ID Number: 132 02719 **Jurisdiction:** City
Size of Tract: 1.75 acres
Accessibility: Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Tire and Auto Service Store **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Community Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The Sherrill Hill mixed use development has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

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

Street: 0 Moss Grove Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park) (k)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The rezoning to C-6 (General Commercial Park) with one condition was approved by Knoxville City Council on 12/19/17.

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 a tire and auto service store with approximately 7,800 square feet subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Installation of the sidewalk connection to the external sidewalk system as designated on the development plan.
4. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements of Knoxville's sign regulations subject to approval by City of Knoxville and Planning Commission staff.

With the conditions noted, this plan meets the requirements for approval of a use on review in the C-6 District.

Comments: The applicant is proposing to develop a 7,800 square foot tire and auto service store on a 1.75 acre site located on the east side of Moss Grove Blvd., the main entrance off of Kingston Pike into the Sherrill Hill development. The access driveway for this site is off of the existing driveway that serves the Aldi store and the car wash that are located on the north side of this property. The site is also located on the north side of the site of the 70,000 sq. ft. Floor and Decor store. Due to grade changes in the development, there is no direct access between this site and the Floor and Décor site.

The Planning Commission recommended approval of a zoning change to this property from PC-1 (k) (Retail and Office Park) to C-6 (General Commercial Park) on November 9, 2017, subject to the condition that a use on review development plan approval was required by the Planning Commission prior to construction. The Knoxville City Council approved the rezoning (with the condition) on second reading on December 19, 2017.

The proposed facility includes eight bays for tire and auto service. There will be a total of 28 parking spaces on site that is within the minimum and maximum range of the number of parking spaces for this type facility. The traffic impact study that had been prepared for the entire Sherrill Hill development covered the proposed commercial development on this site. The recommended improvements at the Kingston Pike and Moss Grove Blvd. intersection have been put in place.

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

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development recommended improvements that will address the traffic impacts of this development.

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

1. With the recommended conditions, the proposal meets all requirements of the C-6 zoning as well as the general criteria for approval of a use on review.
2. The proposed tire and auto service store with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located off an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan and the One Year Plan designate the site for community commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 1/11/2018

- Details of Action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 3. Installation of the sidewalk connection to the external sidewalk system as designated on the development plan.
 4. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project.
 5. Meeting all applicable requirements of the Knoxville Department of Engineering.
 6. Meeting all applicable requirements of Knoxville's sign regulations subject to approval by City of Knoxville and Planning Commission staff.

With the conditions noted, this plan meets the requirements for approval of a use on review in the C-6 District.

Summary of Action: APPROVE the development plan for a tire and auto service store with approximately 7,800 square feet subject to 6 conditions.

Date of Approval: 1/11/2018 **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:**