

# 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: 10-G-16-UR

Related File Number:

Application Filed: 8/29/2016

Date of Revision:

Applicant: JAKE THOMAS

## PROPERTY INFORMATION

General Location: South side of Kingston Pike, west of Moss Grove Blvd.

Other Parcel Info.:

Tax ID Number: 132 02722

Jurisdiction: City

Size of Tract: 1.722 acres

Accessibility: Access is via Moss Grove Blvd., a private Joint Permanent Easement and a right-in/right-out shared access driveway, 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: Commercial

Surrounding Land Use:

Proposed Use: Parking lot expansion

Density:

Sector Plan: Southwest County Sector Plan Designation: Mixed Use

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: 9314 Kingston Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park) (k)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

## PLAN INFORMATION (where applicable)



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 PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development 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 identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for 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:** 10/13/2016

**Details of Action:**

**Summary of Action:** APPROVE the development plan for a mixed use commercial building of approximately 8,450 square feet with the possibility of the entire space being used as restaurant space, subject to 8 conditions.

**Date of Approval:** 10/13/2016 **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:**