CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number:10-H-01-URRelated File Number:Application Filed:9/10/2001Date of Revision:Applicant:TRANSGLOBAL GAS & OIL CO., INC.

Owner:

PROPERTY INFORMATION

General Location:North side of Middlebrook Pike, west of Piney Grove Church Rd.Other Parcel Info.:Jurisdiction:Tax ID Number:106 J A 30,31,32Size of Tract:1.21 acresAccessibility:Access is via Middlebrook Pike, a minor arterial street with 4 lanes and a median divider within 110' of right of way, or via Piney Grove Church Rd., a minor collector street with 38' of pavement width and 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Restaurant	Density:	
Sector Plan:	Northwest County	Sector Plan Designation: Commercial and Office	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The north side of Middlebrook Pike in this area has been developed with commercial uses located		

around the intersection with Piney Grove Church Rd., with residential uses to the north.

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

C-1 (Neighborhood Commercial) (pending on 32)

Street:

7515 Middlebrook Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone: History of Zoning:

Requests for a plan amendment to NC and a rezoning to C-1 are on the agenda this month. (10-D-01-PA/10-J-01-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:



8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8

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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:	MAB					
Staff Recomm. (Abbr.):	APPROVE the development plan, subject to 7 conditions:					
Staff Recomm. (Full):	for Parcel 32. (10-I 2. Approval does n separate use on rev 3. Meeting the app 4. Meeting the app 5. Meeting the requ 6. Meeting the app	D-01-PA/10-J-01-RZ) ot include a drive-thru for the view approval. licable requirements of the Ci licable requirements of the Ci uirements of the City of Knoxy licable requirements of the Kr posed landscaping, as shown	nt to Neighborhood Commercial and rezoning to C-1 restaurant. Any drive-thru facilty will require a ty of Knoxville Zoning Ordinance. ty of Knoxville Department of Engineering. ville Arborist. hox County Health Department. on the plan, within six months of issuance of building			
	With the conditions noted above, this request meets the requirements for approval in the C-1 zone, and the other criteria for approval of a use on review.					
Comments:	The applicant is proposing to expand the existing Bread Box convenience store and gas statio include a restaurant. No drive-thru is proposed. Curbcuts already exist on both streets, and n curbcuts are required. Proposed landscaping and parking are adequate. The expansion of th development should add minimal negative impact to surrounding properties.					
	A plan amendment and rezoning for Parcel 32, also on the MPC agenda this month, v approved in order for this use on review to proceed.					
	The Northwest County Sector Plan, as amended by the Middlebrook Pike Corridor Study, proposes commercial use for this site.					
MPC Action:	Approved		MPC Meeting Date: 10/11/2001			
Details of MPC action:	 Obtaining final approval of the plan amendment to Neighborhood Commercial and rezoning to C-1 for Parcel 32. (10-D-01-PA/10-J-01-RZ) Approval does not include a drive-thru for the restaurant. Any drive-thru facilty will require a separate use on review approval. Meeting the applicable requirements of the City of Knoxville Zoning Ordinance. Meeting the applicable requirements of the City of Knoxville Department of Engineering. Meeting the requirements of the City of Knoxville Arborist. Meeting the applicable requirements of the Knox County Health Department. Installing all proposed landscaping, as shown on the plan, within six months of issuance of building permits for this project. 					
Summary of MPC action:	APPROVE the development plan, subject to 7 conditions:					
Date of MPC Approval:	10/11/2001	Date of Denial:	Postponements:			
Date of Withdrawal:		Withdrawn prior to public	cation?: 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":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: