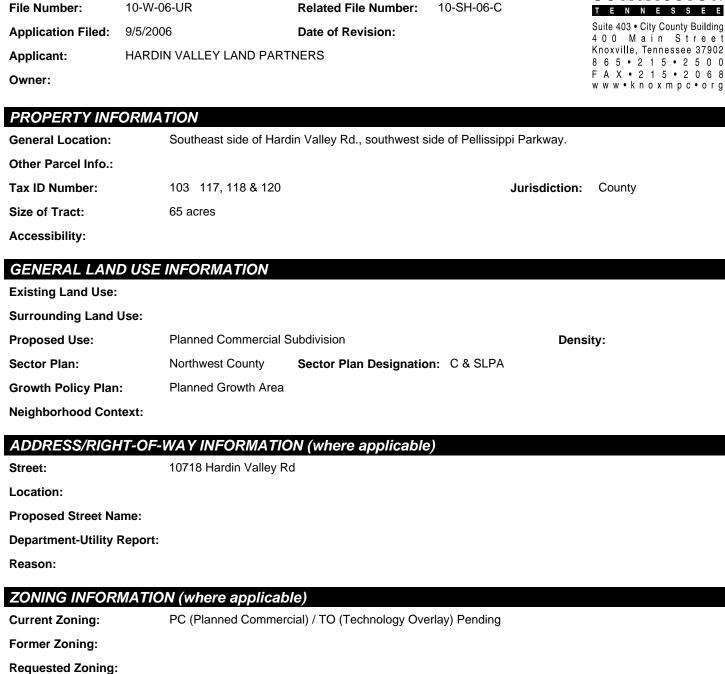
## CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW



**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 



10-SH-06-C

## 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:	Tom Brechko				
Staff Recomm. (Abbr.):	APPROVE the request for up to 19 commercial lots within the PC zone subject to 7 conditions.				
Staff Recomm. (Full):	<ol> <li>Obtaining the required Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) prior to commencing any grading on this site.</li> <li>Finalizing and recording of the restrictive covenants as required by the PC zoning regulations and the TTCDA.</li> <li>A separate use-on-review request will be required for each development within the subdivision.</li> <li>The 5' wide sidewalks designated on the typical cross section for the subdivision street and the required sidewalks within each development site will be implemented as a part of each development project. While the sidewalks are not required to be installed with the construction of the street, the right- of-way shall be graded with construction of the street to accommodate the future sidewalks.</li> <li>This application does not include approval of any signage for the subdivision/development.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>Meeting all requirements of the approved concept plan.</li> </ol>				
	With the conditions noted above, this request meets the requirements for approval of a concept plan and use-on-review in the PC (Planned Commercial) zone.				
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE				
	<ol> <li>Public water and sewer utilities are available to serve the site.</li> <li>With the recent improvements to Hardin Valley Rd. and the proposed improvements recommended by the traffic study, there will be adequate road capacity to handle the traffic generated by this development.</li> <li>The proposed commercial subdivision is consistent in use with the zoning and development in the area.</li> <li>This request will have no impact on schools.</li> </ol>				
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE				
	<ol> <li>With the recommended conditions, the proposed commercial subdivision meets the standards for development within the PC (Planned Commercial) Zone and all other requirements of the Zoning Ordinance.</li> <li>With the recommended conditions, the proposed use 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 should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. Hardin Valley Rd. is classified as a minor arterial street. With that classification, it is expected to move traffic to and through the area. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS</li> <li>The amended Northwest County Sector Plan proposes mixed uses for this property, The proposed commercial subdivision is consistent with the sector plan.</li> </ol>				

2. The Northwest County Sector Plan also includes a Pellissippi Parkway Access Control Plan. This plan calls for the creation of new service roads running parallel to Pellissippi Parkway to eliminate atgrade access points. The proposed road serving this subdivision provides a major part in the

	<ul> <li>implementation of that plan.</li> <li>3. The Northwest County Sector Plan recommends incorporating sidewalks, bicycle lanes and other pedestrian facilities as a part of the transportation system. The Knoxville Regional Bicycle Plan also recommends that arterial and collector roadways provide on-street bicycle facilities. Based on the Plan recommendations, the typical cross section for the subdivision street has been revised to include 5' wide sidewalks and bicycle lanes on each side of the road.</li> <li>4. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.</li> </ul>				
MPC Action:	Approved		MPC Meeting Date	<b>:</b> 11/9/2006	
Details of MPC action:	<ol> <li>Obtaining the required Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) prior to commencing any grading on this site.</li> <li>Finalizing and recording of the restrictive covenants as required by the PC zoning regulations and the TTCDA.</li> <li>A separate use-on-review request will be required for each development within the subdivision.</li> <li>The 5' wide sidewalks designated on the typical cross section for the subdivision street and the required sidewalks within each development site will be implemented as a part of each development project. While the sidewalks are not required to be installed with the construction of the street, the right- of-way shall be graded with construction of the street to accommodate the future sidewalks.</li> <li>This application does not include approval of any signage for the subdivision/development.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>Meeting all requirements of the approved concept plan.</li> <li>With the conditions noted above, this request meets the requirements for approval of a concept plan and use-on-review in the PC (Planned Commercial ) zone.</li> </ol>				
Summary of MPC action:	APPROVE the request for up to 19 commercial lots within the PC zone subject to 7 conditions.				
Date of MPC Approval:	11/9/2006	Date of Denial:	Postponements:	10/12/2006	
Date of Withdrawal:	Withdrawn prior to publication?:  Action Appealed?:				
	LEGIS	SLATIVE ACTION AND DISPO	SITION		
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:

If "Other":

Amendments:

Date of Legislative Appeal:

ion: Date of Legislative Action, Second Reading Other Ordinance Number References: Disposition of Case, Second Reading: If "Other": Amendments: Deeal: Effective Date of Ordinance: