

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-A-01-UR

Related File Number:

Application Filed: 9/26/2001

Date of Revision:

Applicant: BILL PETTY

Owner:

PROPERTY INFORMATION

General Location: Southwest side of Central Avenue Pike, southeast of Bookwalter Dr.

Other Parcel Info.:

Tax ID Number: 69 P B 6

Jurisdiction: City

Size of Tract: 1.26 acres

Accessibility: Access is via Central Avenue Pike, a minor arterial street with 50' of right of way and 21' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Heating and air conditioning business

Density:

Sector Plan: North City

Sector Plan Designation: Medium Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area has been developed with residential uses, a church and commercial uses under C-3 zoning.

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

Street: 4108 Central Avenue Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: MPC approved C-3 zoning for this property at the August 9, 2001 meeting and City Council approved C-3 at the October 16, 2001 meeting.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a heating and air conditioning business at this location, subject to 8 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all requirements of the City of Knoxville Department of Engineering.
 3. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for this project.
 4. Meeting all requirements of the City of Knoxville Arborist.
 5. Meeting all requirements of the Knox County Health Department.
 6. Adhering to the stipulations indicated in the submitted letter from the applicant, dated December 26, 2001.
 7. All business activities shall take place inside the building.
 8. No outdoor storage of materials will be permitted on the site.

With the conditions noted above, this request meets all requirements for approval in the C-3 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant has submitted a development plan showing a 12,800 square foot building with 12 parking spaces and two curbcuts from Central Avenue Pike. The plan also shows an adequate landscape screen of evergreen trees on 8 foot centers along the southeast property line abutting residential zoning and the southwest property line abutting the interstate. The applicant also submitted a letter stating that the use is not retail in nature and no customer service area will be needed. The letter also addresses the parking need for the business. The total number of employees anticipated is nine, with most of these employees using take-home company vehicles. The parking provided will be sufficient based on the stipulations of the letter.

The location of this site along the interstate right of way makes it more suitable for this type of use than many other C-3 zoned sites. The impact of this development on the adjacent residential property to the southeast has been minimized with the proposed landscaping along that property line shown on the landscape plan. In addition, two conditions were included that will prevent outdoor business activities and storage of materials.

MPC Action: Approved **MPC Meeting Date:** 1/10/2002

- Details of MPC action:**
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all requirements of the City of Knoxville Department of Engineering.
 3. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for this project.
 4. Meeting all requirements of the City of Knoxville Arborist.
 5. Meeting all requirements of the Knox County Health Department.
 6. Adhering to the stipulations indicated in the submitted letter from the applicant, dated December 26, 2001.
 7. All business activities shall take place inside the building.
 8. No outdoor storage of materials will be permitted on the site.

Summary of MPC action: APPROVE the development plan for a heating and air conditioning business at this location, subject to 8 conditions:

Date of MPC Approval: 1/10/2002 **Date of Denial:** **Postponements:** 11/8/01-12/13/01

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: