

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

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: 11-B-10-OB **Related File Number:**
Application Filed: 10/4/2010 **Date of Revision:**
Applicant: FAIRWAY MARKET PLACE, LLC

PROPERTY INFORMATION

General Location: North side Kingston Pike, west side Marketplace Blvd., south side N. Peters Rd.
Other Parcel Info.:
Tax ID Number: 132 02618 **Jurisdiction:** City
Size of Tract: 4.86 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant retail bos (former Comp USA)
Surrounding Land Use:
Proposed Use: Consideration of use determination for recreational use in the SC-3 **Density:**
(Regional Shopping Center) zoning district.
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 9341 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason: use determination for recreational use in the SC-3 (Regional Shopping Center) zoning district.

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional Shopping Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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.: use determination for recreational use in the SC-3 (Regional Shopping Center) zoning district.

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE indoor recreational uses as a use permitted in the SC-1 (Neighborhood Shopping Center), SC-2 (Community Shopping Center) and SC-3 (Regional Shopping Center) zones, subject to the review of a development plan by MPC (if applicable)

Staff Recomm. (Full):

Comments:

Authority: The uses permitted list in the SC-1 (Neighborhood Shopping Center) zone, (Article 4, Section 3.2, B, 7) of the Knoxville Zoning Ordinance) includes a statement that reads, "Any other store or shop for retail trade or for rendering personal, or professional service which in the opinion of the planning commission will not be injurious to the district." Uses permitted in SC-2 and SC-3 are the same as those in SC-1. The use determination application is the most appropriate process for MPC to make this determination. The SC-1, SC-2 and SC-3 zones require use on review approval for all uses. Comments: This application was submitted by Fairway Market Place, LLC, so that MPC could consider the appropriateness of recreational uses within a shopping center at 9341 Kingston Pike (CLT# 132-02618). It should be noted, however, that approval of this use determination does not apply only to this particular property. If approved, this use determination would establish this use as an acceptable use on any SC-1 (Neighborhood Shopping Center), SC-2 (Community Shopping Center) or SC-3 (Regional Shopping Center) zoned property within the City of Knoxville, subject development plan approval by MPC. It is the opinion of staff that indoor recreational uses are appropriate, similar to other personal and professional services that are permitted to be considered in the SC-1, SC-2 and SC-3 zoning districts.

Action: Approved

Meeting Date: 11/10/2010

Details of Action:

Summary of Action: APPROVE indoor recreational uses as a use permitted in the SC-1 (Neighborhood Shopping Center), SC-2 (Community Shopping Center) and SC-3 (Regional Shopping Center) zones, subject to the review of a development plan by MPC (if applicable)

Date of Approval: 11/10/2010

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: MPC

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: