

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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www.knoxmpc.org

File Number: 11-H-01-UR

Related File Number:

Application Filed: 10/8/2001

Date of Revision:

Applicant: BURGER KING

Owner:

PROPERTY INFORMATION

General Location: North side of Chapman Hwy, east of Nixon Rd.

Other Parcel Info.:

Tax ID Number: 137 185.05,185.06

Jurisdiction: County

Size of Tract: 0.85 acre

Accessibility: Access is via Chapman Hwy., a major arterial street with 4 lanes, 60' of pavement width and 120' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and parking lot

Surrounding Land Use:

Proposed Use: Restaurant

Density:

Sector Plan: South County

Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This area along Chapman Hwy. has been developed with a mix of commercial uses.

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

Street: 7216 Chapman Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

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: MAB

Staff Recomm. (Abbr.): APPROVE the development plan, subject to 4 conditions:

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance. 2. Meeting all requirements of the Knox County Department of Engineering and Public Works. 3. Meeting all requirements of the Knox County Health Department. 4. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets all requirements for approval in the SC zoning district, and other criteria for approval of a use on review.

Comments: The applicant is proposing to construct a new Burger King restaurant on the parcel directly east of the existing Burger King. The old Burger King site and building would then be available for redevelopment. Existing curbcuts to Chapman Hwy. will be used to serve the new development.

Some parking for the adjacent shopping center to the north and east will be removed for construction of the new restaurant, but the number of spaces remaining for the shopping center will still meet the parking requirements of the Knox County Zoning Ordinance. The plans show an adequate amount of proposed landscaping, enough parking spaces and a good traffic circulation pattern.

MPC Action: Approved MPC Meeting Date: 11/8/2001

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance. 2. Meeting all requirements of the Knox County Department of Engineering and Public Works. 3. Meeting all requirements of the Knox County Health Department. 4. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets all requirements for approval in the SC zoning district, and other criteria for approval of a use on review.

Summary of MPC action: APPROVE the development plan, subject to 4 conditions:

Date of MPC Approval: 11/8/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 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: