

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 12-B-18-UR                      **Related File Number:**  
**Application Filed:** 10/8/2018              **Date of Revision:**  
**Applicant:** FURROW WEST PARTNERSHIP

## PROPERTY INFORMATION

**General Location:** Southwest side of I-40 / I-75 off ramp (exit 376B), northeast of Parkside Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 000 OTHER: TDOT ROW EAST OF PARCEL 110.07    **Jurisdiction:** City  
**Size of Tract:** 1.035 acres  
**Accessibility:** Access is via Parkside Dr., a major arterial street with 4 lanes and a center median within 100' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** ROW / vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Vehicle parking (not for sale/display)                      **Density:**  
**Sector Plan:** Southwest County    **Sector Plan Designation:** ROW (Major Rights of Way)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This section of Parkside Dr. is developed with office and commercial uses under O-1, C-4 & C-6 zoning.

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

**Street:** 10131 Parkside Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC-2 (Retail and Distribution Park)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property was zoned PC-2 when the property was annexed in 1994.

## 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for parking expansion, subject to 3 conditions.

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2. Meeting all applicable requirements of the Tennessee Department of Transportation.
- 3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the PC-2 zone and the other criteria for approval of a Use-on-Review.

Comments:

This proposal is for an expansion of the service parking area for the Mercedes-Benz of Knoxville dealership. The parking area is located on remnant land leased from TDOT that is adjacent to the Interstate 40/75 off ramp. The parking area will be fenced the same as existing, with chainlink fencing. The is the common fencing type along the interstate in this area. The access to the parking area will be through the Mercedes dealership property. The vehicles parked in this area are not vehicles on display for purchase by customers. It will be used to parking their corporate vehicles and other service related vehicles.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

- 1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
- 2. The proposal will have minimal impact on adjacent properties since the use is already in place and the parking lot expansion will not draw a significant amount of additional traffic.
- 3. The proposed expansion is compatible with surrounding commercial development.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

- 1. The proposed parking area expansion meets the requirements of the PC-2 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review.
- 2. The proposed expansion is consistent with the following general standards for uses permitted on review: The proposal 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 is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

- 1. Both the City of Knoxville One Year Plan and the Southwest County Sector Plan propose GC (General Commercial) uses for the site, consistent with the proposal.

Action:

Approved

Meeting Date: 12/13/2018

Details of Action:

- 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2. Meeting all applicable requirements of the Tennessee Department of Transportation.
- 3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the PC-2 zone and the other criteria for approval of a Use-on-Review.

Summary of Action:

APPROVE the Development Plan for parking expansion, subject to 3 conditions.

Date of Approval: 12/13/2018

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: