

# 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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File Number: 12-C-17-UR                      Related File Number:  
Application Filed: 10/26/2017              Date of Revision:  
Applicant: HUBER PROPERTIES

## PROPERTY INFORMATION

General Location: Southeast side of S. Northshore Dr., northeast of Choto Rd.  
Other Parcel Info.:  
Tax ID Number: 162 M B 00104, 00105 & 00107                      Jurisdiction: County  
Size of Tract: 7.31 acres  
Accessibility: Access is via S. Northshore Dr., a minor arterial street with a three lane street section with a 36' pavement width within an 88' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land  
Surrounding Land Use:  
Proposed Use: Mixed Use Commercial Building, Veterinary Clinic and a Self-Service Storage Facility.                      Density:  
Sector Plan: Southwest County                      Sector Plan Designation: NC & LDR  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area has primarily developed with rural and low density residential uses under A and PR zoning. The neighborhood commercial node to the south has developed following the rezoning to CN in 2010.

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

Street: 12330 S Northshore Dr  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: CN (Neighborhood Commercial) (k)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: Property was rezoned to CN (Neighborhood Commercial) (k) with conditions by Knox County Commission on March 22, 2010. The Knox County Commission approved a request to remove the use restriction condition on February 26, 2018.

## PLAN INFORMATION (where applicable)



plans. The Knox County Commission approved the request on February 26, 2018.

With regard to the overall development plan for the commercial development, staff has reviewed the plans and finds them to be compatible with the conditions of the rezoning. The 10,000 square foot mixed use commercial/office building will be built using brick, stone and stucco siding similar to the materials and design used at The Markets and Choto located to the southwest. The self-service storage facility buildings will use brick and stucco siding on the ends of the buildings that face S. Northshore Dr. Extensive landscaping is proposed for the site. The lighting plan uses full cut-off fixtures with LED lighting and will limit the amount of light "spillover" onto adjoining properties.

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

1. The proposed commercial development will have a minimal impact on local services since utilities are already in place to serve the development.
2. Lighting intensity and direction will be controlled in order to minimize the off site impact of project.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed commercial development meets all of the requirements of Knox County Zoning Ordinance pertaining to building setbacks, height, lighting, landscaping.
2. The proposed exterior of structure is being constructed with brick, stone and stucco. All of these materials are commonly used in residential construction.
3. The proposed commercial development 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 is compatible with the character of the neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site has direct access to a minor arterial street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies the property for neighborhood commercial use. The proposed use and plan are in compliance with that plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 3/8/2018

- Details of Action:**
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
  2. The stream buffer is required to comply with Section 26-223. (1)a.2. & (1)d.9. of the Knox County Stormwater Ordinance, and with the remediation area per the Aquatic Resource Alteration Permit (ARAP) for the Choto Meadows development.
  3. Installation of sidewalks and the walking trail extension as identified on the concept plan. Sidewalks and the walking trail extension shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks and walking trail extension.
  4. During the grading and construction of the self-service storage facility, the contractor shall clearly mark in the field the limits of site grading to protect the existing vegetation buffer along the northeastern property line. Following construction, a revised landscape plan shall be submitted to Planning Commission staff to verify compliance with the landscape requirements for a self-service storage facility in the CN district.
  5. Installation of all landscaping as shown on the revised plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation
  6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  7. Prior to submitting building plans for building permit approval, final building elevations shall be submitted to Planning Commission staff for verification of compliance with the architectural standards condition of the zoning approval and zoning ordinance requirements for self-service storage facilities.
  8. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the CN zone and the other criteria for approval of a use on review.

**Summary of Action:** APPROVE the development plan for up 10,000 square feet of mixed use commercial/office space, a

35,650 square foot self-service storage facility, and the revised parking lot for the previously approved veterinary clinic, subject to 8 condition

**Date of Approval:** 3/8/2018      **Date of Denial:**      **Postponements:** 12/14/17-2/8/18  
**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**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:**      **Disposition of Case, Second Reading:**  
**If "Other":**      **If "Other":**  
**Amendments:**      **Amendments:**  
**Date of Legislative Appeal:**      **Effective Date of Ordinance:**