

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-E-04-UR **Related File Number:**
Application Filed: 11/8/2004 **Date of Revision:**
Applicant: HALLS TOOL RENTAL
Owner:

PROPERTY INFORMATION

General Location: North side Neal Dr., east side Fraker Rd.
Other Parcel Info.:
Tax ID Number: 38 N A 010 **Jurisdiction:** County
Size of Tract: 1.26 acres
Accessibility: Proposed access is via Neal Dr., a local street with 21' of pavement width within 40' of right of way. The property also has frontage on Fraker Rd., a local street with 19' of pavement width within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential dwelling
Surrounding Land Use:
Proposed Use: Tool rental business **Density:**
Sector Plan: North County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Neal Drive is developed with a mix of commercial uses under PC zoning to the west of this site. To the south is a new subdivision, zoned PR at 1-5 du/ac. To the north and west are dwellings, zoned Agricultural.

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

Street: 3501 Neal Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the tool rental business in the PC zoning district, subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Health Department.
5. Adherence to all stipulations of the attached materials, as submitted by the applicant.
6. Applicant must submit certification from a licensed engineer of 300 feet of clear sight distance to the east of the site on Neal Drive prior to certification of plans. This may require some grading of the subject property along the Neal Drive right of way.

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

Comments: The applicant is proposing to use an existing house and accessory building on the subject property for a tool rental business. The proposal includes a nine space parking lot to be added in front of the house, landscaping and improvements to the existing driveway and curbcut. The applicant has provided a narrative description of the proposed business use.

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

1. Public water and sewer is available to serve the site.
2. Neal Dr. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact to adjacent properties. The PC zoning of this property was in place before the residential development to the south was constructed.

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

1. The proposal is consistent with all requirements of the PC zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should 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. The North County Sector Plan proposes office uses for this property. However, the proposal is consistent with the PC zoning of the property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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Summary of MPC action:

APPROVE the tool rental business in the PC zoning district, subject to 6 conditions:

Date of MPC Approval:

12/9/2004

Date of Denial:

Postponements:

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: