

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-F-07-UR

Related File Number:

Application Filed: 11/5/2007

Date of Revision:

Applicant: JOHN PIERCE

PROPERTY INFORMATION

General Location: Northwest side of Maynardville Pike, northeast of Norris Freeway

Other Parcel Info.:

Tax ID Number: 38 089

Jurisdiction: County

Size of Tract: 0.8 acres

Accessibility: Access is via Maynardville Hwy., a major arterial street with a 250' wide right-of-way at this location

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building

Surrounding Land Use:

Proposed Use: Car wash facility in a shopping center out parcel

Density:

Sector Plan: North County

Sector Plan Designation: C

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Property in the area is zoned SC and CA commercial, A agricultural and F floodway. Development in the area consists of a community shopping center, various other retail uses, a large church and the Halls Middle and High Schools.

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

Street: 7229 Maynardville Pike

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: The development plan for the existing building was approved by MPC on January 14, 1993.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for a car wash at this location as shown on the development plan subject to 4 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
3. Installing the proposed landscaping as shown on the revised landscape plan, within six months of the 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.
4. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the SC Zone.

Comments:

The applicant is proposing to construct a drive-through carwash on this .8 acre lot in an existing Shopping Center along Maynardville Hwy. The site is the location of the vacant building that was formerly occupied by the Dunkin Doughnuts shop. The car wash plan shows that the existing driveway at Maynardville Hwy. will continue to provide access to this site. Additionally, a driveway will be constructed that will tie into the parking lot of the adjoining shopping center.

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

1. The proposed use and structure will have minimal impact on local services since all utilities and streets are in place to serve this development.
2. The proposed use is consistent with the other commercial uses found within the area.

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

1. The proposed use will meet the standards for development within the SC (Shopping Center) Zone.
2. The proposed 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 neighborhood 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property as being within an area designated for commercial use. The proposed development is consistent with the Sector Plan and the other development within the area.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.

3. Installing the proposed landscaping as shown on the revised landscape plan, within six months of the 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.
4. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the SC Zone.

Summary of MPC action: APPROVE the request for a car wash at this location as shown on the development plan subject to 4 conditions

Date of MPC Approval: 12/13/2007

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: