

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

Suite 403 • City County Building
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www.knoxmpc.org

File Number: 12-G-02-UR **Related File Number:**
Application Filed: 11/12/2002 **Date of Revision:**
Applicant: BRETT HONEYCUTT - COMMERCIAL DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Papermill Dr., southwest side of Country Oak Cir.
Other Parcel Info.:
Tax ID Number: 107 G C 003 **Jurisdiction:** City
Size of Tract: 2.4 acres
Accessibility: Access is via Papermill Dr. ,a collector facility with a pavement width of 22' within a 50' right-of-way and Country Oak Cr., a private street with a pavement width of 26'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned R-1, RP-1 residential, O-1 and O-3 office and C-1 and C-3 commercial. Development in the area consists of apartments, condominiums, offices, single family residences and an elementary school.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Commercial development plan approved 7/14/94 (7-I-94-UR)

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up to 18,240 square feet of retail and (or) office space as shown on the development plan subject to 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for this project.
4. Meeting all requirements of the City of Knoxville Arborist.
5. Meeting all requirements of the Knox County Health Department.
6. Reducing the building mounted signage proposed to meet the requirements of Knoxville Zoning Ordinance.
7. Limiting garbage pickup to between the hours of 7:00 AM and 7:00 PM.
8. All outdoor lighting being directed away from the apartments located to the north of this project.
9. No outdoor storage or display of materials will be permitted on the site.

With the conditions noted, this request meets all requirements for approval in the RP-1 zoning district, and the other criteria for approval of a use on review.

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

1. The proposed commercial development will have minimal impact on local services since all utilities and access are already in place to serve this site.
2. The use as proposed with the required landscaping will have little or no impact on the surrounding residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ORDINANCE

1. 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 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.
2. After reduction in the size of the building mounted signs, the plan will meet all requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knoxville Northwest Sector Plan which proposes medium density residential and commercial uses for this area.

MPC Action: Approved

MPC Meeting Date: 12/12/2002

Details of MPC action:

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Installing all landscaping, as shown on the development plan, within six months of issuance of

occupancy permits for this project.

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With the conditions noted, this request meets all requirements for approval in the RP-1 zoning district, and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for up to 18,240 square feet of retail and (or) office space as shown on the development plan subject to 9 conditions

Date of MPC Approval: 12/12/2002

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: