

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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www.knoxmpc.org

File Number: 12-M-03-UR **Related File Number:**
Application Filed: 11/10/2003 **Date of Revision:**
Applicant: MICHAEL BRADY, INC. - PAUL ANASTASIO
Owner:

PROPERTY INFORMATION

General Location: North side Chapman Hwy., southeast of Nixon Rd.
Other Parcel Info.:
Tax ID Number: 137 185.05 **Jurisdiction:** County
Size of Tract: 1.08 acres
Accessibility: Access is via Chapman Hwy., a major arterial street with 4 lanes and a center turn lane within 125' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant restaurant
Surrounding Land Use:
Proposed Use: Credit union **Density:**
Sector Plan: South County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This section of Chapman Hwy. is developed with businesses on both sides, developed under CA, CB and SC zoning. Some properties in the vicinity have been annexed into the City and are zoned C-4 and SC-2.

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

Street: 7210 Chapman Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center) and C-4 (Highway & Arterial 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 development plan in the SC and C-4 zoning districts, subject to 4 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. Connecting the development to sanitary sewer, as well as meeting any other applicable requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development 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.

With the conditions noted above, this request meets all requirements of the SC and C-4 zoning districts, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to redevelop an existing restaurant building to be used for a credit union facility.

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

1. The proposed redevelopment of this site will have minimal or no impact on streets or schools. Public water and sewer utilities are in place to serve this site.
2. The use, as proposed, will have little or no impact on surrounding properties.

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

1. This request 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 area 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. The plan meets all requirements of the SC and C-4 zoning districts, as well as other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with South County Sector Plan, which proposes commercial uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 12/11/2003

Details of MPC action:

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. Connecting the development to sanitary sewer, as well as meeting any other applicable requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development 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.

Summary of MPC action: APPROVE the development plan in the SC and C-4 zoning districts, subject to 4 conditions:

Date of MPC Approval: 12/11/2003

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: