

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: 2-A-04-UR
Application Filed: 1/7/2004
Applicant: LEN JOHNSON
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side Choto Rd., north and south sides Choto Marina Way
Other Parcel Info.:
Tax ID Number: 170 5,64,64.02,70,170 **Jurisdiction:** County
Size of Tract: 15.3 acres
Accessibility: Access is via Choto Rd., a collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Marina
Surrounding Land Use:
Proposed Use: Marina expansion **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: The site is located in an area of single family dwellings that are primarily located on larger tracts of land. Property in the area is zoned A agricultural with most of the existing marina zoned CA commercial.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) and A (Agricultural)
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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to add up to two "dry stack" storage buildings as show on the development plan 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 Departments of Engineering and Public Works and Code Administration. 3. Meeting all applicable requirements of the Knox County Health Dept. 4. Provision of paved or other type of sealed surface parking lots to accommodate the required parking for this use.

With the conditions noted, this plan meets the requirements for approval in the CA and A zones and the other criteria for approval of a Use on Review.

Comments: This applicant is requesting to add two boat storage buildings on the site of the existing Choto Marina. At present the marina has 125 boat slips and dry storage for 98 boats. The construction of the proposed storage buildings will add 90 storage slots bringing the total dry storage capacity to 188 boats. The applicant is not proposing any new boat slips.

This marina has been in operation since the 1950's. The Knox County Codes Administration Dept. recently required the applicant to obtain variances in order to bring the current operation into conformance with the Zoning Ordinance. The Knox County Board of Zoning Appeals approved two of the three requested variances. The variance that was denied dealt with the distance of the marina from an existing dwelling. Since the applicant is no longer proposing any additional boat slips, the denial of that variance has no impact on the proposed expansion. The development of the storage buildings will meet the required setbacks. Parking is already in place to accommodate the marina and the expansion.

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

- 1. The proposed marina expansion (storage building) will have minimal impact on local services. All required utilities are in place to serve this site.
- 2. The proposed storage buildings are being placed on the site in a manner that minimizes their visual impact.
- 3. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

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

- 1. The proposed marina expansion (storage buildings) 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. The planned expansion meets all requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The request conforms with the Knox County Southwest Sector Plan which proposes agricultural and rural residential uses for this area. A marina is a use that may be accommodated in a rural residential

area with the approval of the MPC.

MPC Action:

Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Departments of Engineering and Public Works and Code Administration.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Provision of paved or other type of sealed surface parking lots to accommodate the required parking for this use.

With the conditions noted, this plan meets the requirements for approval in the CA and A zones and the other criteria for approval of a Use on Review.

Summary of MPC action:

APPROVE the request to add up to two "dry stack" storage buildings as show on the development plan subject to 4 conditions

Date of MPC Approval:

2/12/2004

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: