

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for 2 motels (220 guest rooms) and 17,000 sq. ft. of restaurant space as shown on the site plan subject to 8 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance
2. Providing final signage plans to MPC staff for approval
3. Provision of not more than one free standing sign per street frontage
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Revising the parking plan to provide the required parking module design (17.5' stall depth with 16' wide driving aisle)
6. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.

With the conditions noted, this plan meets the requirements of the PC-2 / C-6 Districts and the other standards for approval of a use on review

Comments: The applicant is proposing to develop two motels and two restaurants on this site. The existing commercial recreational facility will be demolished and be replaced by the proposed buildings. The motels will contain a total of 220 guest rooms, The total square footage of the proposed restaurants is 17,000 sq. ft. The applicant does not have tenants for the proposed restaurants at this time. Once tenants are found, their proposed building mounted signs will need to be approved by MPC staff.

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

- 1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
- 2. The traffic impact study did not identify any required improvements that would be needed to accommodate this project

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. The proposed commercial development, with the recommended conditions, meets the standards for development within the PC-2 and C-6 commercial districts and all other requirements of the Zoning Ordinance.
- 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan and Knoxville One Year Plan designate this property for general commercial use. The PC-2 and C-6 zones are consistent with those plans .

Action: Approved

Meeting Date: 3/14/2013

Details of Action:

Summary of Action: APPROVE the request for 2 motels (220 guest rooms) and 17,000 sq. ft. of restaurant space as shown on the site plan subject to 8 conditions
Date of Approval: 3/14/2013 **Date of Denial:** **Postponements:** 2/14/2013
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council
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:**