CASE SUMMARY APPLICATION TYPE: USE ON REVIEW



File Number:	2-A-13-UR
Application Filed:	12/26/2012
Applicant:	CHANDER BHATEJA

PROPERTY INFORMATION

General Location:	North side of N Peters Rd., west of Market Place Blvd.		
Other Parcel Info.:			
Tax ID Number:	132 02514	Jurisdiction:	City
Size of Tract:	6.41 acres		
Accessibility:	Access is via N. Peters Rd., a four lane median divided arterial street within an 80' wide right-of-way.		

Related File Number: Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Entertainment businesses	
Surrounding Land Use:		
Proposed Use:	Motels and Restaurants	Density:
Sector Plan:	Southwest County Sector Plan	Designation: Commercial
Growth Policy Plan:	Urban Growth Area (Inside City Limits)	
Neighborhood Context:	The site is located in the Cedar Bluff area in the commercial corridor that is situated between Kingston Pk. and I-40/75.	

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

400 N Peters Rd

Location:

Street:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

PC-2 (Retail and Distribution Park) & C-6 (General Commercial Park)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

The property was zoned PC-2 and C-6 at the time of annexation in 1990. The existing commercial recreational use was approved by MPC in 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.:

	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 show on the site plan subject to 8 conditions			
Staff Recomm. (Full):	 Meeting all applicable requirements of the City of Knoxville Zoning Ordinance Providing final signage plans to MPC staff for approval Provision of not more than one free standing sign per street frontage Meeting all applicable requirements of the Knoxville Engineering Dept. Revising the parking plan to provide the required parking module design (17.5' stall depth with 16' wide driving aisle) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knoxville City Arborist. 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			
	 The proposed development will have minimal impact on local services since utilities are available to serve this site. 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			
	 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. 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 C	ouncil		
Date of Legislative Actio	tion: Date of Legislative Action, Second Reading:			
Ordinance Number: Other Ordinance Number Referen			ance Number References:	
Disposition of Case:	sition of Case: Disposition of Case, Second Reading:		of Case, Second Reading:	
If "Other":		If "Other":		
Amendments:		Amendment	s:	
Date of Legislative Appe	al:	Effective Da	te of Ordinance:	