

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-B-19-UR
Application Filed: 12/28/2018
Applicant: CHRIS HARTY

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of N Cedar Bluff Rd., south of Sherrill Blvd.
Other Parcel Info.:
Tax ID Number: 119 PART OF 01825 **Jurisdiction:** County
Size of Tract: 1.32 acres
Accessibility: Access is via N. Cedar Bluff Rd., a major arterial street with a five lane street section within a 100' required right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Tire and Auto Service Facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** General Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located near the intersection of N. Cedar Bluff Rd. and Sherrill Blvd. in an area that is composed of mixed commercial and office uses developed in the PC, PC-1, CH and C-3 zoning districts.

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

Street: 0 N Cedar Bluff Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned 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:

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for a tire and auto service store with approximately 6,116 square feet, subject to 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Obtaining approval of and recording a final plat for this proposed lot and surrounding property. This plat shall include the two tax parcels to the east (01817 and 01818), the access easement serving this site from N. Cedar Bluff Rd., and the parcel on the southwest side of the property that extends out to Park 40 North Blvd. (tax parcels 018 and portion of 01825) . All recorded easements should be identified that cross this property including any cross access easements with adjoining property.
4. Working with the Knox County Department of Engineering and Public Works on any site modifications needed for truck access to the site and dumpster access.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of Knox County sign regulations subject to approval by Knox County and Planning staff.

With the conditions noted, the request meets all requirements for approval of a use on review in the PC (Planned Commercial) zoning district.

Comments:

The applicant is proposing to develop a 6,116 square foot tire and auto service store on a 1.32 acre site located on the west side of N. Cedar Bluff Rd., south of Sherrill Blvd. The access driveway for this site is off of the existing driveway from N. Cedar Bluff Rd. that serves two restaurants and Lincoln Memorial University. The proposed facility includes eight bays for tire and auto service. There will be a total of 34 parking spaces on site that complies with the minimum parking requirements for this type facility.

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

1. All public utilities are available to serve the site.
2. The use as proposed will have little or no impact on the surrounding commercial uses.

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

1. With the recommended conditions, the proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use on review.
2. The proposed tire and auto service store with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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 since the development is located off an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan designate the site for general commercial use. The development complies with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 2/14/2019

Details of Action:

Summary of Action: APPROVE the development plan for a tire and auto service store with approximately 6,116 square feet, subject to 7 conditions.

Date of Approval: 2/14/2019 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**