

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-L-06-UR **Related File Number:**
Application Filed: 1/10/2006 **Date of Revision:**
Applicant: GEORGE EWART
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., southwest side of Castaic Ln.
Other Parcel Info.:
Tax ID Number: 103 119.06 **Jurisdiction:** County
Size of Tract: 2.49 acres
Accessibility: Access is via Castaic Ln., a local street with a pavement width of 32' within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Retail Center (12,000 sq. ft.) **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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

Street: 10708 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

through residential areas. 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 proposes commercial uses for the site. The proposed use is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTEDA) for the proposed development.
2. Revising the development plan so that the drive aisles meet the 25' width or obtaining approval from the Knox County Board of Zoning Appeals for a variance on a reduction of the required width.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Submitting engineered drawings for the retaining wall to the Knox County Department of Engineering and Public Works for review and approval.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
8. Installing all landscaping, as shown on the landscape 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 the requirements for approval in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

Summary of MPC action:

APPROVE the development plan for the retail center of 12,000 square feet in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 8 conditions:

Date of MPC Approval:

2/9/2006

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: