

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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www.knoxmpc.org

File Number: 3-B-01-UR **Related File Number:**
Application Filed: 2/1/2001 **Date of Revision:**
Applicant: CONSTRUCTION CONSULTANTS
Owner:

PROPERTY INFORMATION

General Location: West side of Schaad Rd., north of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 67 L B 004 (PART) **Jurisdiction:** County
Size of Tract: 0.868 acre
Accessibility: Access is via the new portion of Schaad Rd. between Clinton Hwy. and Callahan Dr. It is a minor arterial street having a divided median and 100' of right of way with 30' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.
Surrounding Land Use:
Proposed Use: Bank **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area has been developed with commercial uses.

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

Street: 2665 Schaad 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:

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: MAB

Staff Recomm. (Abbr.): APPROVE the development plan for a bank in the PC (Planned Commercial) zone, subject to 4 conditions.

Staff Recomm. (Full): 1. Connecting to Hallsdale-Powell sanitary sewer, and meeting any other relevant requirements of the Knox County Health Department. 2. Installing all landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. 3. Meeting all relevant requirements of the Knox County Zoning Ordinance. 4. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, the request meets all requirements for use on review approval.

Comments: The Northwest City Sector Plan designates this property for commercial uses. The proposed bank is an appropriate use within this zoning district and will be compatible with the surrounding development.

MPC Action: Approved MPC Meeting Date: 3/8/2001

Details of MPC action: 1. Connecting to Hallsdale-Powell sanitary sewer, and meeting any other relevant requirements of the Knox County Health Department. 2. Installing all landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. 3. Meeting all relevant requirements of the Knox County Zoning Ordinance. 4. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, the request meets all requirements for use on review approval.

Summary of MPC action: APPROVE the development plan for a bank in the PC (Planned Commercial) zone, subject to 4 conditions.

Date of MPC Approval: 3/8/2001 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: