

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: 3-F-02-UR **Related File Number:**
Application Filed: 2/11/2002 **Date of Revision:**
Applicant: SHARON STARTUP
Owner:

PROPERTY INFORMATION

General Location: Northwest end of Norman Jack Ln., north of E. Emory Rd., west of Bishop Rd.
Other Parcel Info.:
Tax ID Number: 47 75.17 **Jurisdiction:** County
Size of Tract: 1.61 acres
Accessibility: Access is via Norman Jack Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Two 3,750 square foot Commercial Buildings **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is in an area that is experiencing significant commercial development east of I-75 along the Emory Rd. corridor.

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

Street: Norman Jack Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned to PC (Planned Commercial) in 1980 (2-K-80-RZ)

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: TPB

Staff Recomm. (Abbr.): APPROVE the development plan for up to 7,500 sq. ft. of commercial building space subject to 5 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 3. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. 4. Meeting all applicable requirements of the Knox County Zoning Ordinance. 5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments: The applicant is proposing to build two 3,750 square foot buildings that will be used for a mix of commercial uses. The 1.61 acre lot is the third and final lot to be developed in the Bishop Commercial Park Subdivision. Lots 1 and 3 of the subdivision were approved for the Meineke Discount Mufflers and the Dollar Store.

MPC Action: Approved MPC Meeting Date: 3/14/2002

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 3. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. 4. Meeting all applicable requirements of the Knox County Zoning Ordinance. 5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 7,500 sq. ft. of commercial building space subject to 5 conditions.

Date of MPC Approval: 3/14/2002 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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: