

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: 4-F-18-UR **Related File Number:**
Application Filed: 2/26/2018 **Date of Revision:**
Applicant: EMERALD WATERS PROPERTY JOHN GIFFORD

PROPERTY INFORMATION

General Location: West side Central Avenue Pike, south of Callahan Dr.
Other Parcel Info.:
Tax ID Number: 68 077 **Jurisdiction:** County
Size of Tract: 10.24 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 21' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: 10,116 sqft Retail Center **Density:**
Sector Plan: North County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is developed with commercial, office and residential uses under A, A-1, T, PC, CB, C-4, C-6, R-1 and RP-1 zoning.

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

Street: 6521 Central Avenue Pike
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: The rear portion of the property was zoned PC in 1982 and the front zoned PC in 2006.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a commercial center with approximately 10,116 square feet, as shown on the development plan, subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing all sidewalks as identified on the development plan in conformance with the Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering (Central Avenue Pike is a street within the City of Knoxville).
4. Installing all landscaping as identified on the landscape 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. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
5. Proposed signage for the commercial center is subject to meeting the requirements of the Knox County Zoning Ordinance and approval by Planning Commission Staff.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) zoning district, as well as other criteria for approval of a use on review.

Comments:

This is a request for a commercial center with one building of approximately 10,116 square feet. There is an existing business on the property, Aurora Pools, owns the subject property. Aurora has its own driveway access and it will not be connected to the new commercial center.

The commercial center will have two access points to Central Avenue Pike. The northern access has a driveway for a house across Central Avenue Pike that is nearby and may need to be adjusted if the City of Knoxville Department of Engineering determines it necessary for safety reasons during design plan review.

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

1. All public utilities are available to serve the site.
2. The proposed commercial center is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed home occupation is consistent with all relevant requirements of the R-1 zoning, as well as other criteria for approval of a use on review.
2. With the recommended conditions, the proposed commercial center 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 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 of 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 North City Sector Plan proposes general commercial (GC) uses for this site. The proposed development is consistent with the sector plan.
2. This site is located within the urban growth boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/12/2018

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Installing all sidewalks as identified on the development plan in conformance with the Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering (Central Avenue Pike is a street within the City of Knoxville).
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 5. Proposed signage for the commercial center is subject to meeting the requirements of the Knox County Zoning Ordinance and approval by Planning Commission Staff.
 6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Summary of Action: APPROVE the request for a commercial center with approximately 10,116 square feet, as shown on the development plan, subject to 6 conditions.

Date of Approval: 4/12/2018 **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:**