

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-O-05-UR **Related File Number:**
Application Filed: 3/14/2005 **Date of Revision:**
Applicant: FOWLER'S FURNITURE
Owner:

PROPERTY INFORMATION

General Location: North side N. Peters Rd., northeast of N. Seven Oaks Dr.
Other Parcel Info.:
Tax ID Number: 132 25.06, 25.07 **Jurisdiction:** City
Size of Tract: 5.79 acres
Accessibility: Access is via N. Peters Rd., a minor arterial street with 4 lanes and a center median within 80' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Fowler's Furniture business
Surrounding Land Use:
Proposed Use: Expansion of existing building for Fowler's Furniture **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with commercial uses under PC-2, SC-3, C-6 and CB zoning.

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

Street: 410 N Peters Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-2 (Retail and Distribution Park)
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for an expansion of the existing building for Fowler's Furniture in the PC-2 zone, subject to 6 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Department of Engineering.
 2. Meeting all applicable requirements of the Knox County Health Department.
 3. Meeting all requirements of the Knoxville Zoning Ordinance.
 4. Meeting all requirements of the City of Knoxville Arborist.
 5. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permits for the project.
 6. An administrative plat, which has been submitted to MPC with the file number 12-Y-04, must be recorded prior to MPC certification of plans.

With the conditions noted above, this request meets all requirements for approval in PC-2 zone, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to expand the existing Fowler's Furniture store and warehouse to the north by a total of 42,200 square feet of floor area, which includes showroom, offices and storage areas. As proposed, the expansion requires two variances, a reduction of the PC-2 periphery setback from 50' to 25' and a reduction in required parking spaces from 270 to 144. These variances were approved by the City of Knoxville Board of Zoning Appeals (BZA) on 4/21/05 (4-D-05-VA). The proposal also requires some filling and developing within an existing retention area, which has been reviewed and will require future design plan approval by the Knoxville Department of Engineering.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have minimal impact on adjacent properties, since the use is already in place and the expansion does not bring the building any closer to adjacent properties. The applicant has provided a landscaping plan, which will provide a buffer and add aesthetic quality to the project.
3. The proposed expansion is compatible with surrounding commercial development.

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

1. With the above referenced variances, approved by Knoxville BZA on 4/21/05 (4-D-05-VA), the proposal meets all requirements of the PC-2 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review.
2. The plan includes a total expansion of the existing commercial furniture establishment by 42,200 square feet.
3. The proposed expansion 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 area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic 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. Both the City of Knoxville One Year Plan and the Southwest County Sector Plan propose commercial uses for the site, consistent with the proposal.

MPC Action: Approved

MPC Meeting Date: 5/12/2005

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Department of Engineering.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all requirements of the Knoxville Zoning Ordinance.
4. Meeting all requirements of the City of Knoxville Arborist.
5. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permits for the project.
6. An administrative plat, which has been submitted to MPC with the file number 12-Y-04, must be recorded prior to MPC certification of plans.

Summary of MPC action: APPROVE the development plan for an expansion of the existing building for Fowler's Furniture in the PC-2 zone, subject to 6 conditions:

Date of MPC Approval: 5/12/2005 **Date of Denial:** **Postponements:** 4/14/2005

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: