

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: 5-J-10-UR

Related File Number:

Application Filed: 4/1/2010

Date of Revision:

Applicant: TOM WEISS

PROPERTY INFORMATION

General Location: Northwest side of Middlebrook Pk., southwest f Old Weisgarber Rd.

Other Parcel Info.:

Tax ID Number: 106 D A 00811

Jurisdiction: City

Size of Tract: 1.64 acres

Accessibility: Access is via Middlebrook Pk., a divided four lane arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant dwelling

Surrounding Land Use:

Proposed Use: Office

Density:

Sector Plan: Northwest City **Sector Plan Designation:** C (Commercial)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Development in the area consists of professional offices, the main post office and a stable. Zoning in the area is PC-1 commercial and O-1 and O-3 office.

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

Street: 6341 Middlebrook Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park) & H-1 (Historic Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The property was zoned PC-1 in 2000 the H-1 overlay was approved in 2001

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a driveway and parking lot at the location shown on the development plan subject to 6 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. The slope of the driveway not exceeding a grade of 15% with an appropriate vertical curve at the entrance to prevent vehicles from bottoming out
3. Widening the driveway to a minimum width of 20' and provision of an adequate curb radius as may be required by the Knoxville Engineering Dept.
4. Meeting all other applicable requirements of the City of Knoxville Engineering Dept.
5. Limiting access to this site to the one driveway at the location shown on the plan. Access from any other location to this site will require consideration of another use on review.
6. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to issuance of a land development permit.

Comments: In the past this applicant has renovated the existing historic structure on this site. At this time he is proposing to construct a driveway and parking lot that will permit the commercial occupancy of this structure. Historically, this site has been occupied as a dwelling. The current driveway was constructed to meet the needs of a dwelling. Now that the wish is to convert to an office/commercial use the driveway will have to be upgraded and a parking lot will have to be constructed. The existing driveway will need to be widened and regraded and a parking lot with a sealed surface will be required.

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

- 1. Public water and sewer utilities are in place to serve the site.
- 2. The proposal driveway and parking lot are needed in order to convert the use of this structure from a dwelling to office/ commercial occupancy. The development of the driveway and parking area will have minimal impact on surrounding property because the driveway is located in the same location as the existing driveway and the parking area will be constructed to the side and rear of the structure.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed driveway and parking lot development is consistent with all relevant requirements of the PC-1 zoning district, as well as all other criteria for approval of a use on review.
- 2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan proposes commercial uses for the site, which is consistent with the proposed density of 7.06 du/ac.
- 2. The City of Knoxville One Year Plan proposes general commercial uses.

Action: Approved

Meeting Date: 5/13/2010

Details of Action:

Summary of Action: APPROVE the request for a driveway and parking lot at the location shown on the development plan

subject to 6 conditions

Date of Approval:

5/13/2010

Date of Denial:

Postponements:

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: