

# 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:** 6-A-04-UR **Related File Number:**  
**Application Filed:** 4/26/2004 **Date of Revision:**  
**Applicant:** SOUTH TRADERS LANDING, LLC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side Chapman Hwy., west of W. Norton Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 137 174.04 (PORTION ZONED RB) **Jurisdiction:** County  
**Size of Tract:** 2.96 acres  
**Accessibility:** Access is via Chapman Hwy., a major arterial street with 4 lanes and a center turn lane within a 110 to 160' right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Request for parking in a more restrictive zone **Density:**  
**Sector Plan:** South County **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This parcel is developed with a C-3 zoned restaurant and a retail establishment, with associated parking, with access from Chapman Hwy. Businesses are also located to the north and west, fronting Chapman Hwy. Residential uses are located to the south of this development, zoned RB.

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

**Street:** 7417 Chapman Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)  
**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 parking in a more restrictive zone, subject to 4 conditions:

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County and Knoxville Zoning Ordinances.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the Knoxville Department of Engineering.
3. Submitting a grading plan for review and approval by the Knox County Department of Engineering and Public Works and providing verification of approval to MPC prior to certification of plans.
4. Meeting all applicable requirements of the Knox County Health Department.

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

**Comments:** The applicant is proposing to construct additional parking spaces for the adjacent commercial development, zoned C-3 in the City, on the same parcel, but in an area of the site which is zoned RB in the County. Article 3, Section 3.51.10 (Parking in a More Restrictive Zone) of the Knox County Zoning Ordinance gives the Planning Commission the authority to approve off-street parking as a use on review in any zone which is more restrictive than that required for the major land use it is intended to serve subject to two conditions, both of which are met in this proposal. The applicant may have to meet certain requirements of both the City and County for development of the additional parking, so the conditions of approval cite both jurisdictions.

**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 this development.
2. The added parking will alleviate an existing parking problem that the adjacent commercial development has been experiencing.
3. The proposed parking is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal is consistent with all requirements of the RB zoning district, as well as other criteria for approval of a use on review.
2. The proposal meets the two conditions of Article 3, Section 3.51.10 of the Knox County Zoning Ordinance, pertaining to allowing parking in a more restrictive zone.
3. The proposed use 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 area in which it is proposed. The use should not significantly injure the value of adjacent property. 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 South County Sector Plan proposes medium density residential uses for this site, consistent with the RB zoning of the property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 6/10/2004

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County and Knoxville Zoning Ordinances.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the Knoxville Department of Engineering.
3. Submitting a grading plan for review and approval by the Knox County Department of Engineering and Public Works and providing verification of approval to MPC prior to certification of plans.
4. Meeting all applicable requirements of the Knox County Health Department.

**Summary of MPC action:** APPROVE the development plan for parking in a more restrictive zone, subject to 4 conditions:

**Date of MPC Approval:** 6/10/2004

**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:**