

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-G-11-UR
Application Filed: 4/25/2011
Applicant: MILLERTOWN CENTER

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Millertown Pk., southwest side of Loves Creek Rd.
Other Parcel Info.:
Tax ID Number: 59 032 **Jurisdiction:** City
Size of Tract: 1.18 acres
Accessibility: Access is via Millertown Pk., a four lane arterial street at this location. Additional access is provided by Kinzel Way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial development (car wash) **Density:**
Sector Plan: North City **Sector Plan Designation:** C (Commercial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned SC-3 shopping center and C-3 and C-6 commercial. Development in the area consists of Knoxville Center Mall, Wal Mart / Sams and other commercial uses.

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

Street: 5321 Millertown Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional Shopping Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A concept subdivision was approved for this site in 2009

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 the car wash facility and the associated retail space as shown on the site plan subject to 9 conditions

Staff Recomm. (Full):

1. Provision of no more than 3 driveways to the site as permitted by Knoxville Zoning Ordinance or obtaining a variance to permit the fourth driveway as shown on the site plan
2. Relocating the driveways to meet the requirements of Art. 5 Sec. 7.B.2.a. of the Knoxville Zoning Ordinance (driveway location in relation to street right-of-way line)
3. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
4. Obtaining a special pollution abatement permit as required by the Knoxville Engineering Dept.
5. Meeting all other applicable requirements of the Knoxville Engineering Dept.
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
7. Approval and recording of a subdivision plat of the proposed lot
8. Installing all landscaping, as shown on the plan, within six months of the issuance of an occupancy permit for this project
9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to the issuance of any building permits for this project

With the conditions noted, this plan meets the requirements for approval in the SC-3 District, and the other criteria for approval of a use on review

Comments:

The applicant is proposing to build a drive through car wash and some associated retail space in the proposed commercial subdivision that will be located at the intersection of Millertown Pk. and Kinzel Wy. The site is currently undeveloped. Access from Milltown Pk. To the development will be limited to right-turn-in and right-turn-out only. Additional access to the development will be from Kinzel Wy.

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

1. The proposal will place minimal additional demand on, streets or utilities.
2. The proposed development is compatible with the scale and intensity of the surrounding development.

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

1. This 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 area 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 MPC PLANS

1. The proposal is consistent with the Knoxville One Year Plan and the East City Sector which proposes commercial uses for this site.

Action:

Approved

Meeting Date: 6/9/2011

Details of Action:

Summary of Action:

APPROVE the request for the car wash facility and the associated retail space as shown on the site plan subject to 9 conditions

Date of Approval: 6/9/2011

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: