

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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www.knoxmpc.org

File Number: 6-J-06-UR **Related File Number:** 7-SK-06-C
Application Filed: 5/8/2006 **Date of Revision:**
Applicant: JIMMIE DOSS & JAMES PINKSTON
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., east of Bryant Ln.
Other Parcel Info.:
Tax ID Number: 103 112,112.01,113,114,114.01 **Jurisdiction:** County
Size of Tract: 31.05 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial with a 3 lane pavement section within an 80' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial & multi-family residential development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** C (Commercial) & SLPA (Slope Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located within the Pellissippi Technology corridor. Development surrounding the site consists of Pellissippi State Community College and single family residences.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & OB (Office, Medical and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was zoned PC and OB earlier this year (12-Q-05-RZ & 4-S-06-RZ)

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up 127,000 sq ft of retail space within the PC zoned portion of the site as shown on the development plan subject to 10 conditions. Eliminate the portion of the plan pertaining to the proposed multi-family development

Staff Recomm. (Full):

1. Meeting all requirements of the approved concept plan 7-SK-06-C
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Finalizing and recording of the required restrictive covenants as required by the PC zone regulations
4. Obtaining the needed variances from the Knox County Board of Zoning and Appeals regarding the number and size of parking spaces
5. A separate use on review request will be required for each out parcel
6. A separate use on review request will be required for all signs within the project
7. Obtaining the required Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority prior to commencing any grading on this site
8. All landscaping to be installed within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of engineering and Public Works to guarantee such Installation
9. Eliminate the proposed apartments from the development plans
10. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and approval prior to commencing any grading on this site

Comments:

MPC Action: Approved

MPC Meeting Date: 7/13/2006

Details of MPC action:

1. Meeting all requirements of the approved concept plan 7-SK-06-C
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Summary of MPC action: APPROVE the request for up 127,000 sq ft of retail space within the PC zoned portion of the site as shown on the development plan subject to 10 conditions. Eliminate the portion of the plan pertaining to the proposed multi-family development

Date of MPC Approval: 7/13/2006

Date of Denial:

Postponements: 6/8/2006

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville Board of Zoning Appeals

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: