

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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400 Main Street
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www.knoxmpc.org

File Number: 7-G-04-UR

Related File Number:

Application Filed: 6/7/2004

Date of Revision:

Applicant: S.W. INC.

Owner:

PROPERTY INFORMATION

General Location: Northeast side Oak Ridge Hwy., northwest of Summerfield Dr.

Other Parcel Info.:

Tax ID Number: 79 J A PART OF 1 AND 2

Jurisdiction: County

Size of Tract: 8.73 acres

Accessibility: Access is via Oak Ridge Hwy., a major arterial street 22' of pavement width within 120' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Commercial development

Density:

Sector Plan: Northwest City

Sector Plan Designation: Commercial

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed mostly with residential uses under A, RA and R-1 zoning. There are a few businesses located in the area under CA, CB and C-3 zoning.

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)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: MPC approved a commercial sector plan designation and PC zoning for this site on 2/12/04 (2-O-04-RZ/2-D-04-SP). A use on review for a commercial building was approved on another portion of the site on 5/13/04 (5-N-04-UR).

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 in the PC zoning district, subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
5. Accompanying plat on this month's agenda, 7-SK-04-F, must be approved, certified and recorded prior to certification of development plans.
6. Prior to MPC certification of plans for building permits, documentation must be provided to MPC which shows that the attached Declaration of Protective Covenants, dated March 9, 2004, has been recorded.

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

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

1. Public water is available to serve the site. The Knox County Health Department will have to approve sewer arrangements.
2. Oak Ridge Hwy. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact to adjacent properties.
4. The plans include a buffer to preserve the back 200 feet of the property adjacent to the RA zoned property to the northeast. This will protect the steepest part of the property and provide a buffer to the adjacent subdivision.

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

1. The proposal is consistent with all requirements of the PC zoning district, as well as other criteria for approval of a use on review.
2. 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should 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. The Northwest City Sector Plan proposes commercial uses for this property, consistent with the proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
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Summary of MPC action:

APPROVE the development plan in the PC zoning district, subject to 6 conditions:

Date of MPC Approval: 7/8/2004

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: