

Since this is a planned commercial development, the applicant will be required to record the approved protective covenants for this development. If or when the applicant decides to develop the remaining 5 out parcels, they will need approval of another use on review with MPC and adhere to the protective covenants recorded for this project.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. Oak Ridge Hwy. is a major arterial street and has sufficient capacity to handle the additional traffic which will be generated by this development. The property fronts along both Oak Ridge Hwy. and Beaver Ridge Rd.; however, staff is limiting access to Oak Ridge Hwy. The impact of the proposed development on adjacent properties will be minimal, because the property has access only to Oak Ridge Hwy. and does not face any established residential uses.
3. The proposal will have no impact on schools.
4. The proposed development 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 meets all requirements of the PC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed retail center is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial and stream protection uses for this site. PC (Planned Commercial) is listed as a permitted zone under the commercial designation.
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: 8/10/2006

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. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
6. Receiving driveway entrance permits from the Tennessee Department of Transportation.
7. Providing a two-way left-turn lane onto Oak Ridge Hwy. adjacent to the site.
8. Providing separate left and right lanes egressing the site to Oak Ridge Hwy.
9. Providing a traffic signal at the intersection of Oak Ridge Hwy. and the proposed west access if deemed necessary by TDOT.
10. Provide a 100-foot long right-turn lane on Oak Ridge Hwy. to the proposed west access.
11. Adherence to conditions outlined in the Traffic Impact Study.
12. Recording the approved protective covenants for this Planned Commercial development prior to issuance of any grading permits.
13. For this phase of development, access will be limited to Oak Ridge Hwy.
14. Meeting all applicable requirements of TDEC regarding the wetland area.
15. Submitting a revised development plan to MPC staff for review and approval, reflecting the conditions of approval of this plan prior to any grading permits for this site.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the PC zoning district.

Summary of MPC action:

APPROVE the development plan for the proposed retail center, with a total building area of 15,400 square feet in the PC (Planned Commercial) zoning district, subject to the following 15 conditions:

Date of MPC Approval:

Date of Denial:

Postponements: 7/13/2006

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: