

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-L-18-UR Related File Number:
Application Filed: 5/29/2018 Date of Revision:
Applicant: MARKETS AT CHOTO / HUBER PROPERTIES

PROPERTY INFORMATION

General Location: Southeast side of S Northshore Dr., north of Choto Rd.
Other Parcel Info.:
Tax ID Number: 162 M B 00104, 00105 & 00107 Jurisdiction: County
Size of Tract: 7.31 acres
Accessibility: Access is via S. Northshore Dr., a minor arterial street with a three lane street section with a 36' pavement width within an 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self service storage facility and mixed use commercial building Density:
Sector Plan: Southwest County Sector Plan Designation: NC
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has primarily developed with rural and low density residential uses under A and PR zoning. The neighborhood commercial node to the south has developed following the rezoning to CN in 2010.

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

Street: 12344 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CN (Neighborhood Commercial) (k)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned to CN (Neighborhood Commercial) (k) with conditions by Knox County Commission on March 22, 2010. The Knox County Commission approved a request to remove the use restriction condition on February 26, 2018.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a 10,000 square foot mixed use commercial building, a 60,700 square foot self-service storage facility, and the revised parking lot for the previously approved veterinary clinic, subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. The stream buffer is required to comply with Section 26-223. (1)a.2. & (1)d.9. of the Knox County Stormwater Ordinance, and with the remediation area per the Aquatic Resource Alteration Permit (ARAP) for the Choto Meadows development.
3. Installation of sidewalks and the walking trail extension as identified on the concept plan. Sidewalks and the walking trail extension shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks and walking trail extension.
4. During the grading and construction of the self-service storage facility, the contractor shall clearly mark in the field the limits of site grading to protect the existing vegetation buffer along the northeastern property line. Following construction, a revised landscape plan shall be submitted to Planning Commission staff to verify compliance with the landscape requirements for a self-service storage facility in the CN district.
5. Installation of all landscaping as shown on the revised plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to submitting building plans for building permit approval, final building elevations shall be submitted to Planning Commission staff for verification of compliance with the architectural standards condition of the zoning approval and zoning ordinance requirements for self-service storage facilities.
8. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the CN zone and the other criteria for approval of a use on review.

Comments: The applicant is requesting approval of a mixed use development under the CN (Neighborhood Commercial) (k) zoning district on this 7.31 acre tract located on the southeast side of S. Northshore Dr. just northeast of the S. Northshore Dr. / Choto Rd. roundabout. This development was previously approved by the Planning Commission on March 8, 2018. The applicant has submitted a revised site plan with an increase in the square footage for the proposed self service storage facility,

The proposed development includes a 10,000 square foot, two story mixed use commercial building that will include 5,000 square feet of commercial and office uses on first floor facing S. Northshore Dr. The lower level of the building which will have access from the rear will be part of the self-service storage facility. The proposed self-service storage facility has a total building area of 60,700 square feet which includes a 1,000 square foot office located along the S. Northshore Dr. frontage. A new parking lot is proposed in front of the previously approved veterinary clinic (5-A-13-OB). The veterinary clinic was approved by the Planning Commission on May 9, 2013 as a similar use determination.

Access to the proposed development includes a single access drive out to S. Northshore Dr. and a driveway connection to the Weigel's Store located to the southwest along S. Northshore Dr.

When the property was rezoned to CN (Neighborhood Commercial) (k) by Knox County Commission on March 22, 2010, the approval was subject to four conditions that included a list of permitted uses,

outdoor lighting standards, architectural standards and use on review approval of any development plans. The Planning Commission considered a rezoning request (1-E-18-RZ) for this site on January 11, 2018 to remove the condition regarding use restrictions in the CN district. The Planning Commission recommended approval of the request, still retaining the three conditions regarding outdoor lighting standards, architectural standards and use on review approval of any development plans. The Knox County Commission approved the request on February 26, 2018.

With regard to the overall development plan for the commercial development, staff has reviewed the plans and finds them to be compatible with the conditions of the rezoning. The 10,000 square foot mixed use commercial/office building will be built using brick, stone and stucco siding similar to the materials and design used at The Markets and Choto located to the southwest. The self-service storage facility buildings will use brick and stucco siding on the ends of the buildings that face S. Northshore Dr. Extensive landscaping is proposed for the site. The lighting plan uses full cut-off fixtures with LED lighting and will limit the amount of light "spillover" onto adjoining properties.

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

1. The proposed commercial development will have a minimal impact on local services since utilities are already in place to serve the development.
2. Lighting intensity and direction will be controlled in order to minimize the off site impact of project.

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

1. The proposed commercial development meets all of the requirements of Knox County Zoning Ordinance pertaining to building setbacks, height, lighting, landscaping.
2. The proposed exterior of structure is being constructed with brick, stone and stucco. All of these materials are commonly used in residential construction.
3. The proposed commercial 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 neighborhoods 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 since the site has direct access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies the property for neighborhood commercial use. The proposed use and plan are in compliance with that plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 8/9/2018

Details of Action:

Summary of Action: APPROVE the development plan for a 10,000 square foot mixed use commercial building, a 60,700 square foot self-service storage facility, and the revised parking lot for the previously approved veterinary clinic, subject to 8 conditions.

Date of Approval: 8/9/2018 **Date of Denial:** **Postponements:** 7/12/2018

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:**