CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 8-B-01-UR Related File Number:

Application Filed: 7/6/2001 **Date of Revision:**

Applicant: CEI ENGINEERING ASSOCIATES, INC.

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side of Clinton Hwy., south side of Callahan Dr.

Other Parcel Info.:

Tax ID Number: 67 L B PT 006 Jurisdiction: County

Size of Tract:

Accessibility: Primary access is via Clinton Hwy, a major arterial street, with four lanes and a divided median with turn

lanes. Access may also be gained from Schaad Rd., a minor arterial street, or Callahan Dr., a major

collector street.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot

Surrounding Land Use:

Proposed Use: Fueling station Density:

Sector Plan: Northwest City Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This area has been developed with a variety of commercial uses under CA and PC zoning. This site

lies within the parking lot of Crown Point Plaza.

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) & CA (General Business)

Former Zoning:
Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 02:13 PM Page 1 of 3

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

MAB Planner In Charge:

Staff Recomm. (Abbr.): APPROVE the plan to permit construction of a fueling station as shown on the development plan,

subject to 4 conditions:

Staff Recomm. (Full): 1. Meeting all requirements of the Knox County Zoning Ordinance.

2. Meeting all requirements of the Knox County Department of Engineering & Public Works.

3. Meeting all applicable requirements of the Knox County Health Department.

4. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering

& Public Works to guarantee such installation.

With the conditions noted, this request meets the requirements for approval in the PC zone, and the

other criteria for approval of a use on review.

The applicant is proposing to construct a fueling station with 4 pumps and 8 fueling bays. The station Comments:

will also have a kiosk in the middle to house the station attendant. A development plan showing the conceptual location for the fueling station was approved earlier this year as a use on review by MPC.

Access to the site will be via curbcuts on either the east or west site boundary lines, through the shopping center access aisles. A total of 43 parking spaces will be removed in order to accommodate this project. The parking lot will be redesigned as part of the Kroger grocery store development, adding more parking capacity. Trees and shrubs will be added along the north and south perimeters of this

MPC Meeting Date: 8/9/2001

site, which will enhance the aesthetics of this almost fully paved area.

Details of MPC action: 1. Meeting all requirements of the Knox County Zoning Ordinance.

2. Meeting all requirements of the Knox County Department of Engineering & Public Works.

3. Meeting all applicable requirements of the Knox County Health Department.

4. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering & Public Works to guarantee such installation.

With the conditions noted, this request meets the requirements for approval in the PC zone, and the

other criteria for approval of a use on review.

Summary of MPC action: APPROVE the plan to permit construction of a fueling station as shown on the development plan,

subject to 4 conditions:

Approved

Date of MPC Approval: 8/9/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

MPC Action:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References: Disposition of Case, Second Reading:

Disposition of Case:

1/31/2007 02:13 PM Page 2 of 3

If "Other":	If "Other'
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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 02:13 PM Page 3 of 3