

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: 8-D-05-UR **Related File Number:**
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: T & T MANAGING PARTNERS, LLC
Owner:

PROPERTY INFORMATION

General Location: East side of Circle Oak Dr., north side of W. Governor John Sevier Hwy.
Other Parcel Info.:
Tax ID Number: 147 C D 001 **Jurisdiction:** County
Size of Tract: 0.79 acres
Accessibility: Access is via Circle Oak Dr., a local access street with a three lane pavement section within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Drive-through convenience store **Density:**
Sector Plan: South County **Sector Plan Designation:** C & AG/RR
Growth Policy Plan: Rural Area
Neighborhood Context: This site is just east of the intersection of W. Governor John Sevier Hwy. and Maryville Pike in an area of mixed residential, commercial and institutional uses.

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

Street: Circle Oak Dr
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: None noted

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a drive-through convenience store in the PC zone, subject to 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installing all landscaping, as shown on the development plan, within six months of issuance of a building permit, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
3. The proposed signage is subject to all applicable requirements of the Knox County Zoning Ordinance
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

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

Comments:

The applicant is requesting approval of a drive-through convenience store on a 0.79 acre lot located within a PC (Planned Commercial) subdivision. The proposed facility which has frontage on both Circle Oak Dr. and W. Governor John Sevier Hwy. is restricted to access from only Circle Oak Dr. Access to the convenience store is restricted to drive up customers only. As designed, the building will not allow service for walk-up customers (see attachment). The parking that is provided on site is for employees.

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

1. Public utilities are available to serve the site.
2. Circle Oak Dr. was designed as a commercial access street and has sufficient capacity to handle the traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact on adjacent properties.

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

1. The request with the noted conditions conforms with the 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 South County Sector Plan proposes commercial and agricultural/rural residential uses for this property. While the agricultural/rural residential designation is shown for a portion of the lot, this property was rezoned PC and is part of an approved commercial subdivision.
2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

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Summary of MPC action: APPROVE the development plan for a drive-through convenience store in the PC zone, subject to 5 conditions:

Date of MPC Approval:

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: