# **CASE SUMMARY**

#### APPLICATION TYPE: USE ON REVIEW

File Number: 8-P-03-UR Related File Number:

Application Filed: 7/14/2003 Date of Revision:

Applicant: ROCKY TOP MARKETS

Owner:



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

#### PROPERTY INFORMATION

General Location: Northeast side Castaic Ln., southeast side Hardin Valley Rd.

Other Parcel Info.:

Tax ID Number: 103 119.01 Jurisdiction: County

Size of Tract: 1.89 acres

Accessibility: Access is via Castaic Ln., a local street with 70' of right of way and 30' of pavement width.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Convenience store, restaurant, gas station

**Surrounding Land Use:** 

Proposed Use: Car wash addition Density:

Sector Plan: Northwest County Sector Plan Designation: Commercial

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed with a commercial business, utilities and Pellissippi State College.

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

Street: 2064 Castaic Ln

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: CA (General Business) / TO (Technology Overlay and PC (Planned Commercial) / TO (Technology

Overlay)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

History of Zoning: None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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### 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 car wash addition in the PC/TO zoning district, subject to 5 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 development plan, within six months of issuance of building permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

5. Obtaining approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA), including a waiver for a reduction of the TTCDA rear yard building setback from 26 feet to 16 feet.

With the conditions noted above, this proposal meets the requirements for approval in the PC/TO 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. The applicant proposes to add a car wash to the rear of the existing convenience store, restaurant and gas station. There are no residential uses in the area. The development is compatible with the surrounding development and zoning pattern.
- 2. Public water and sewer is available to serve the site. The proposal will have no impact on streets or schools.

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

- 1. The proposal meets all requirements of the zoning ordinance, including specific criteria of the PC zone
- 2. With the approval of a Certificate of Appropriateness from TTCDA, including the rear yard setback waiver, the proposal will meet all requirements of the TTCDA design guidelines.
- 3. The proposed development is consistent with the general standards for uses permitted on review: The proposal is consistent with the policies of the General Plan, Sector Plan and other adopted plans. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential streets.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The current Northwest County Sector Plan proposes commercial uses for this site, consistent with the current CA and PC zoning. The sector plan update, which is currently underway, shows an office designation for this site.
- 2. The site is in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Meeting Date: 8/14/2003

Details of MPC action:

Approved

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

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5. Obtaining approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA), including a waiver for a reduction of the TTCDA rear yard building

setback from 26 feet to 16 feet.

**Summary of MPC action:** APPROVE the car wash addition in the PC/TO zoning district, subject to 5 conditions.

Date of MPC Approval: 8/14/2003 Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

**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:

**Effective Date of Ordinance: Date of Legislative Appeal:** 

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