

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

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File Number: 9-A-16-UR

Related File Number:

Application Filed: 7/8/2016

Date of Revision:

Applicant: GARY HIBBEN

PROPERTY INFORMATION

General Location: Southeast side of Maynardville Pike, southwest of Harmon Dr.

Other Parcel Info.:

Tax ID Number: 4 03602 & 036

Jurisdiction: County

Size of Tract: 16.48 acres

Accessibility: Access is Maynardville Pk., a major arterial street with a pavement width of 26' within a right-of-way that is over 200' in width at this location

GENERAL LAND USE INFORMATION

Existing Land Use: Highway markings business and vacant land

Surrounding Land Use:

Proposed Use: Highway marking business

Density:

Sector Plan: North County

Sector Plan Designation: GC, AG & HP

Growth Policy Plan: Rural Area

Neighborhood Context: This site is located at the Knox/Union County boundary. Development in the area consists of detached dwellings on parcels generally one in size or greater and mixed commercial uses along Maynardville Pk.

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

Street: 9510 Maynardville Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The property was zoned PC (Planned Commercial) on 5/29/2007 A use on review for this business was approved by MPC on 5/8/2008

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for the proposed business as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Prior to certification of the plans for building permits, record the restrictive covenants as called for in Article 5 Section 33.14B of the Knox County Zoning Ordinance.
3. Provision of a landscaping plan for review and approval by MPC staff. Screening of outdoor storage areas and adjoining should be the primary focus of the plan
4. Establish and maintain the required stream buffers as required by the Knox County Dept. of Engineering and Public Works
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Meeting all applicable requirements of the Knox County Health Dept.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to the issuance of any building permits

Comments: The applicant is proposing to expand his existing business to this location. The site was rezoned to PC (Planned Commercial) in 2007 prior to the applicant moving his business to this location. The site is located at the Knox/Union County boundary. The primary use of this site will be to continue store highway construction and marking materials such as guard-rails, barrels and concrete barriers. Two streams cross the property. The applicant's plan shows that stream buffers are proposed.

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

1. The proposed business expansion will have minimal impact on local services since the needed utilities are in place to serve this development.
2. The proposed plans for the business will have minimal impact on the adjoining uses considering the low intensity of development and the site is accessed via a major arterial street.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The business plan meet the standards for development within the PC (Planned Commercial)) zoning district and all other relevant requirements of the Zoning Ordinance.
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 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 uses will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for commercial use. The proposed plans for the business are consistent with the Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 9/8/2016

Details of Action:

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7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to the issuance of any building permits

Summary of Action:

APPROVE the request for the proposed business as shown on the development plan subject to 7 conditions

Date of Approval:

9/8/2016

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: