

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 9-G-02-UR **Related File Number:**
Application Filed: 8/8/2002 **Date of Revision:**
Applicant: WILBURN L. NEWSOM
Owner:

PROPERTY INFORMATION

General Location: South side of Neal Dr., west of Maynardville Pike.
Other Parcel Info.:
Tax ID Number: 38 N B 6.02 **Jurisdiction:** County
Size of Tract: 0.55 acres
Accessibility: Access is via Neal Dr., a local street with a 22.5' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office/warehouse building (3 units) **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area of mixed commercial uses with a few residences located to the west.

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

Street: 3702 Neal 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 an office/warehouse building (3 units) with up to 7,700 square feet, subject to 6 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. 2. Installation of 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 and Public Works to guarantee such installation. 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 4. Prior to issuance of a building permit, recording the protective covenants for this PC (Planned Commercial) development. 5. Meeting all applicable requirements of the Knox County Zoning Ordinance. 6. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments: The applicant is proposing to develop a three unit office/warehouse building with up to 7,700 square feet on a 0.55 acre lot. The lot is one of four lots of a minor subdivision approved in 1994 in this PC (Planned Commercial) District. Two of the four lots are already developed. Access to this project will be from the joint permanent easement for the subdivision. One of the three units in the building will be occupied by the applicant for the sales and service of small equipment. The other two units will be rented. The Knox County Board of Zoning Appeals has granted variances for the rear setback from 50' to 13' and the side setback from 50' to 16'.

MPC Action: Approved MPC Meeting Date: 9/12/2002

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. 2. Installation of 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 and Public Works to guarantee such installation. 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 4. Prior to issuance of a building permit, recording the protective covenants for this PC (Planned Commercial) development. 5. Meeting all applicable requirements of the Knox County Zoning Ordinance. 6. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for an office/warehouse building (3 units) with up to 7,700 square feet, subject to 6 conditions.

Date of MPC Approval: 9/12/2002 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: