

▶ **FILE #:** 1-C-11-UR

**AGENDA ITEM #** 28

**AGENDA DATE:** 1/13/2011

▶ **APPLICANT:** ELAVON

OWNER(S): Elavon

TAX ID NUMBER: 137 18503

JURISDICTION: County Commission District 9

▶ **LOCATION:** **North side of Chapman Hwy., west of Green Rd.**

▶ **APPX. SIZE OF TRACT:** **11.88 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Chapman Hwy. a major arterial street with 4 lanes and a center turn lane within 110 to 160' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

▶ **ZONING:** **SC (Shopping Center) & CB (Business and Manufacturing)**

▶ **EXISTING LAND USE:** **Business/office building**

▶ **PROPOSED USE:** **Parking lot expansion**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / C-4 (Highway and Arterial Commercial) & A-1 (General Agricultural)

South: Businesses / C-3 (General Commercial) & SC-2 (Community Shopping Center)

East: Businesses / C-3 (General Commercial) & C-4 (Highway and Arterial Commercial)

West: Businesses / SC (Shopping Center) & CB (Business and Manufacturing)

NEIGHBORHOOD CONTEXT: Businesses have developed on properties fronting Chapman Hwy., under various City and County commercial zones. Residential uses are located to the rear of the businesses, under agricultural and residential zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for additional parking for this existing business in the SC (Shopping Center) & CB (Business and Manufacturing) zoning districts, subject to 2 conditions:**

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 for each phase of the parking addition.

With the conditions noted above, this proposal meets all requirements of the SC and CB zoning districts, as

well as other criteria for approval of a use on review.

**COMMENTS:**

The applicant is proposing to add 77 parking spaces at their business location on the northeast side of Chapman Hwy. The site which was originally developed for retail use is now owned and occupied by a company that processes credit card transactions. Since the present use of the property has a higher parking demand on the site, the applicant is requesting approval of a two phased parking lot expansion. The first phase expansion will include 19 new spaces located in the service area behind the building. The second phase will include 58 new spaces along the eastern side of the property adjacent to the existing bank site. Due to the amount of area disturbed by the second phase of the parking addition, that phase will be required to comply with the Knox County Stormwater Management requirements that are in place when they move forward with that phase.

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

1. The proposal will not place any additional demand on schools, streets or utilities.
2. The proposed parking will help to meet the present parking demands for the site and reduce the present need for off site parking.

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

1. This proposed parking expansion will help to bring the site closer to compliance with required parking for the existing use, and the proposed development 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 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 areas since the site has direct access to a major arterial street.

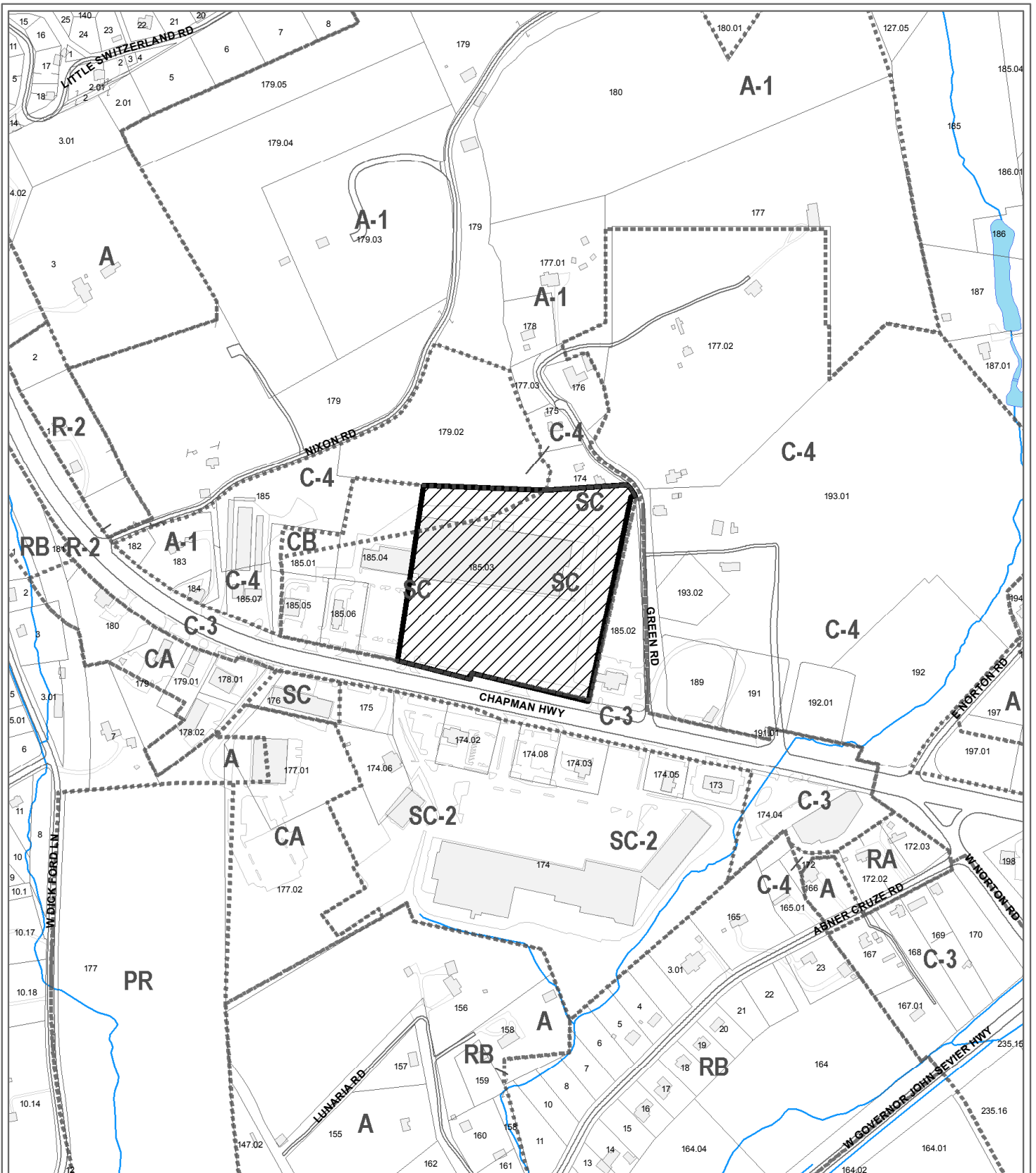
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The proposal is consistent with the South County Sector Plan, which proposes commercial uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

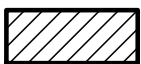
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**1-C-11-UR  
USE ON REVIEW**



Parking lot expansion in SC (Shopping Center) & CB (Business and Manufacturing)

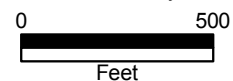
Original Print Date: 12/22/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

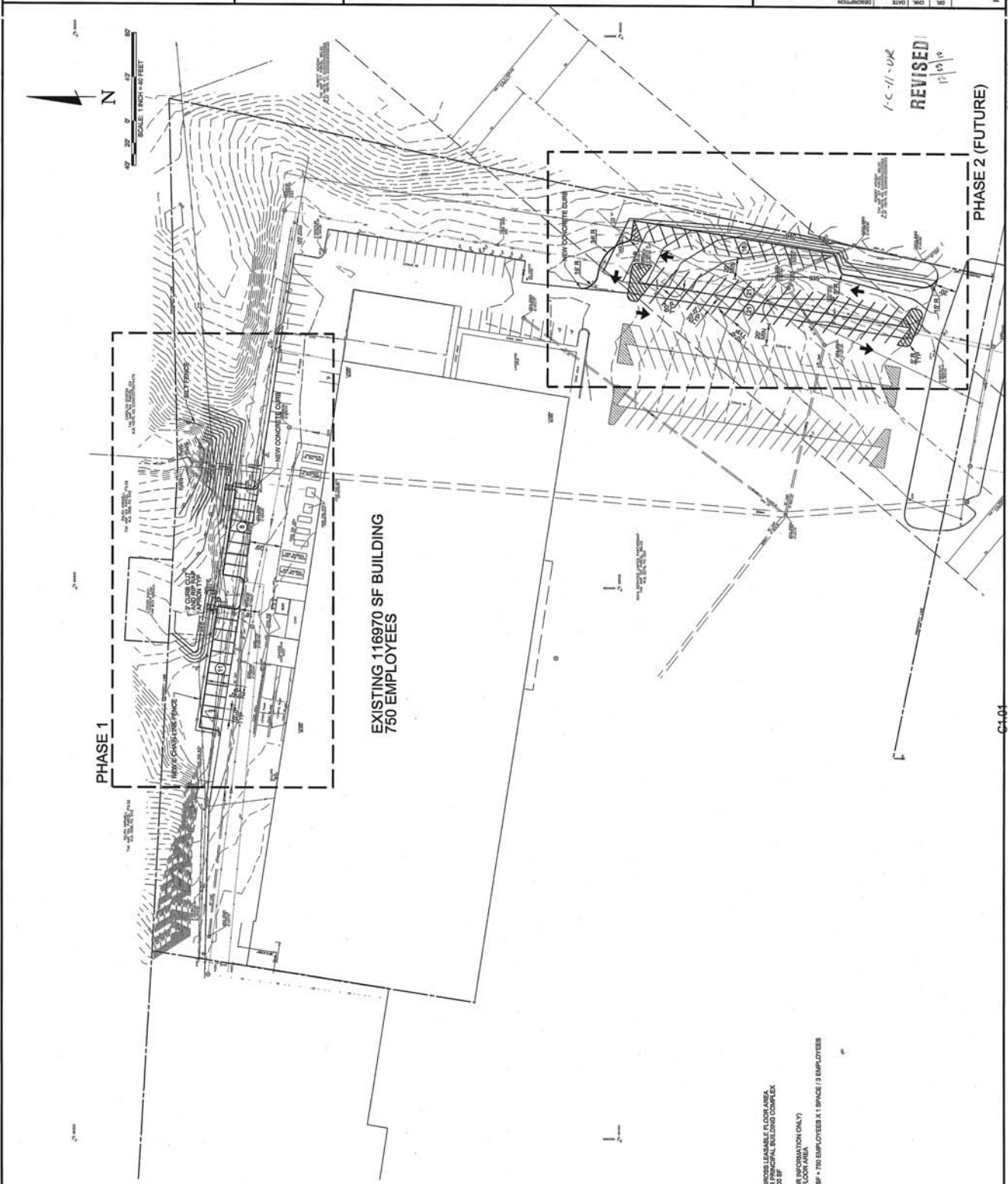
Petitioner: Elavon

Map No: 137

Jurisdiction: County



NO.	DATE	DESCRIPTION
01	11-29-10	ISSUE FOR REVIEW (SUBMITTAL PREPARED)
02	12-29-10	ISSUE FOR REVIEW (SUBMITTAL PREPARED)



REVISED  
 11/10



EXISTING 116970 SF BUILDING  
 750 EMPLOYEES

PHASE 1

PHASE 2 (FUTURE)

**PHASE 1 NOTES**

AREA DISTURBED: 4500 SF  
 SUPERVISOR AREA: 300 SF  
 UTILITIES: 15 CY  
 DRAINAGE: 15 CY  
 ADDITIONAL PARKING: 15 SPACES

**PHASE 2 NOTES**

AREA DISTURBED: 22770 SF  
 SUPERVISOR AREA: 1750 SF  
 UTILITIES: 750 CY  
 DRAINAGE: 28 CY  
 ADDITIONAL PARKING: 28 SPACES

**ZONING NOTES**

SC - SHOPPING CENTER  
 CURRENT ZONING: SC  
 CURRENT ZONING TOTAL: 811 SPACES / 1,000 SF GROSS LEASABLE FLOOR AREA  
 CURRENT PARKING REQUIREMENT: 11 SPACES / 1,000 SF GROSS LEASABLE FLOOR AREA  
 CURRENT PARKING: 11 SPACES / 1,000 SF  
 ZONING REQUIREMENTS FOR BANK (FOR INFORMATION ONLY)  
 11 SPACES / 1,000 SF LEASABLE FLOOR AREA  
 11 SPACES / 1,000 SF LEASABLE FLOOR AREA  
 11 SPACES / 1,000 SF + 750 EMPLOYEES X 1 SPACE / 3 EMPLOYEES  
 = 640 SPACES

**SITE NOTES**

1. RELOCATE SIGN, CUT WIRES AS NEEDED.
2. ADJUST TOPS OF MANHOLES AND AREA DRAINS TO MEET PROPOSED GRADE.

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