

▶ **FILE #:** 1-D-11-UR

AGENDA ITEM # 29

AGENDA DATE: 1/13/2011

▶ **APPLICANT:** **GBG, LLC**

OWNER(S): GBG, LLC

TAX ID NUMBER: 67 L B PT. 009 & 26103

JURISDICTION: County Commission District 6

▶ **LOCATION:** **East of Callahan Dr., north of Clinton Hwy.**

▶ **APPX. SIZE OF TRACT:** **0.63 acres**

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via an internal driveway within the Crown Point Plaza Shopping Center.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Fork Creek

▶ **ZONING:** **PC (Planned Commercial)**

▶ **EXISTING LAND USE:** **Parking lot**

▶ **PROPOSED USE:** **Auto repair (tire store)**

HISTORY OF ZONING: The property was zoned PC (Planned Commercial 0 in 1995. The site plan for the shopping center was approved in 1997

SURROUNDING LAND USE AND ZONING:
 North: Retail sales / PC commercial
 South: Retail sales / PC commercial
 East: Retail sales / PC commercial
 West: Retail sales / PC commercial

NEIGHBORHOOD CONTEXT: The site is located within the portion of Crown Point Plaza Shopping Center that contains the Lowes, Hobby Lobby and a number of restaurants

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 7,323 square foot auto repair facility as shown on the site plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Resubdividing the property to combine the portions of the two parcels that make up this site.
5. Installing all landscaping, as shown on the plan, within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept, of Engineering and Public Works to guarantee such installation

6. Installation of traffic control devices as recommended in the traffic impact study or as required by the Knox County Dept. of Engineering and Public Works

With the conditions noted, this plan meets the requirements for approval in the PC zone, and the other criteria for approval of a use on review

COMMENTS:

The applicant is proposing to build a National Tire and Battery auto repair facility in the Crown Point Plaza Shopping Center. The site is currently being used for parking within the development. Even with the elimination of these parking spaces, the number of required parking spaces per the Knox County Zoning Ordinance will still be met. All access to the site is via internal driveways.

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 development is compatible with the scale and intensity of the surrounding development.

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

1. This 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,

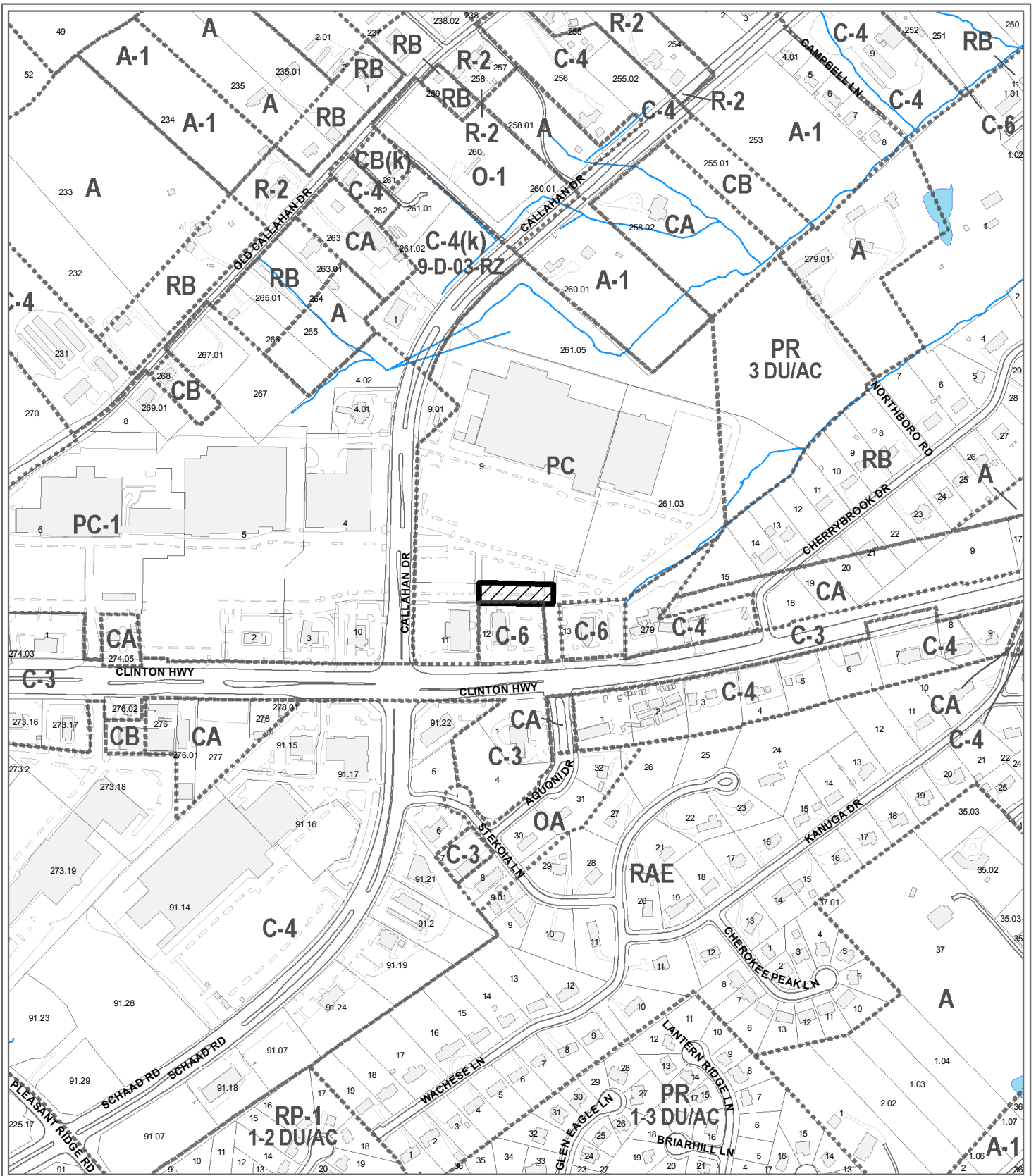
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with the South County Sector Plan, which proposes commercial uses for this site.
2. The Northwest City Sector Plan proposes commercial uses for this site

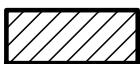
ESTIMATED TRAFFIC IMPACT: Not calculated.

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-D-11-UR
USE ON REVIEW**



Auto repair (tires) in PC (Planned Commercial)

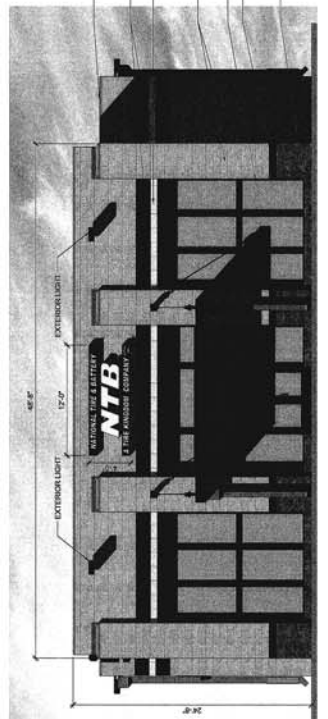
Petitioner: GBG, LLC

Map No: 67

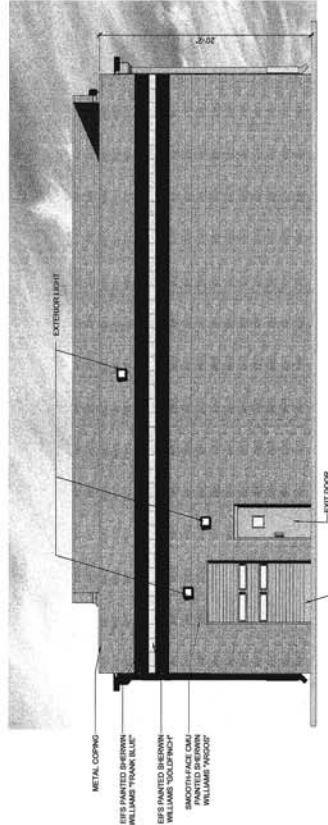
Jurisdiction: County



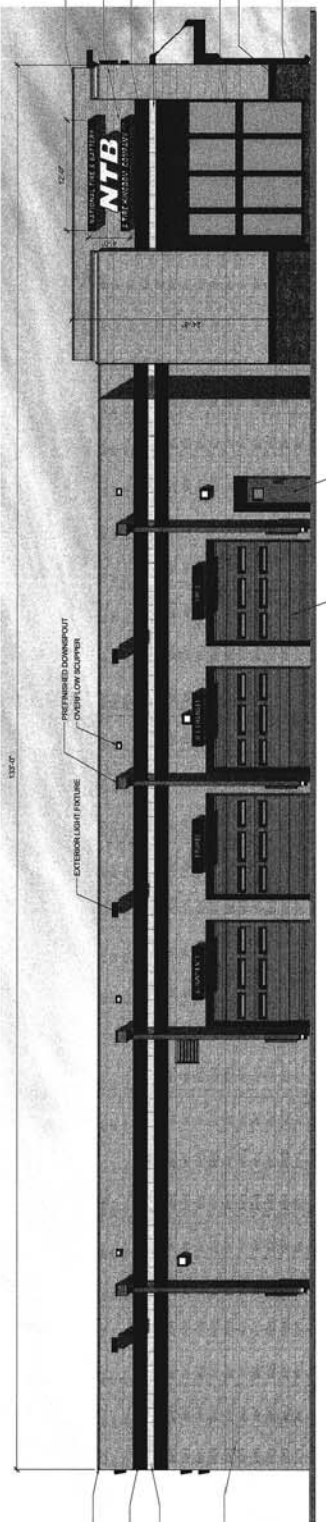
Original Print Date: 12/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



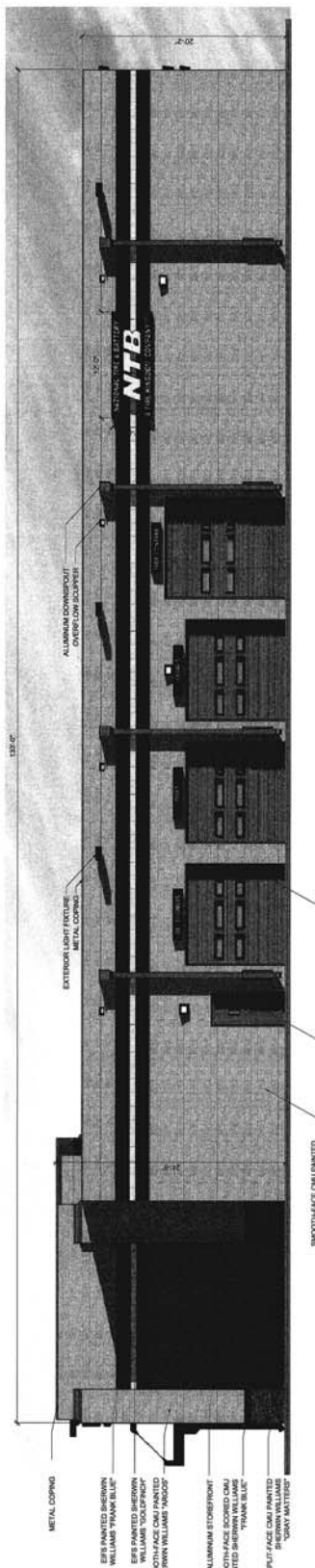
1 WEST ELEVATION
SCALE: 3/16"=1'-0"



2 EAST ELEVATION
SCALE: 3/16"=1'-0"



3 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



4 NORTH ELEVATION
SCALE: 3/16"=1'-0"

1-D-11-02
REV 02
12-29-10