

▶ **FILE #:** 6-G-11-UR

AGENDA ITEM # 33

AGENDA DATE: 6/9/2011

▶ **APPLICANT:** MILLERTOWN CENTER

OWNER(S): Mark Matlock

TAX ID NUMBER: 59 032

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side of Millertown Pk., southwest side of Loves Creek Rd.

▶ **APPX. SIZE OF TRACT:** 1.18 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Millertown Pk., a four lane arterial street at this location. Additional access is provided by Kinzel Way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** SC-3 (Regional Shopping Center)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial development (car wash)

HISTORY OF ZONING: A concept subdivision was approved for this site in 2009

SURROUNDING LAND USE AND ZONING: North: Retail sales / SC-3 commercial

South: Retail sales / SC-3 commercial

East: Retail sales / SC-3 commercial

West: Retail sales / SC-3 commercial

NEIGHBORHOOD CONTEXT: Property in the area is zoned SC-3 shopping center and C-3 and C-6 commercial. Development in the area consists of Knoxville Center Mall, Wal Mart / Sams and other commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the car wash facility and the associated retail space as shown on the site plan subject to 9 conditions**

1. Provision of no more than 3 driveways to the site as permitted by Knoxville Zoning Ordinance or obtaining a variance to permit the fourth driveway as shown on the site plan
2. Relocating the driveways to meet the requirements of Art. 5 Sec. 7.B.2.a. of the Knoxville Zoning Ordinance (driveway location in relation to street right-of-way line)
3. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
4. Obtaining a special pollution abatement permit as required by the Knoxville Engineering Dept.
5. Meeting all other applicable requirements of the Knoxville Engineering Dept.
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health

Dept.

7. Approval and recording of a subdivision plat of the proposed lot
8. Installing all landscaping, as shown on the plan, within six months of the issuance of an occupancy permit for this project
9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to the issuance of any building permits for this project

With the conditions noted, this plan meets the requirements for approval in the SC-3 District, and the other criteria for approval of a use on review

COMMENTS:

The applicant is proposing to build a drive through car wash and some associated retail space in the proposed commercial subdivision that will be located at the intersection of Millertown Pk. and Kinzel Wy. The site is currently undeveloped. Access from Milltown Pk. To the development will be limited to right-turn-in and right-turn-out only. Additional access to the development will be from Kinzel Wy.

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

1. The proposal will place minimal additional demand on, 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 KNOXVILLE 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,

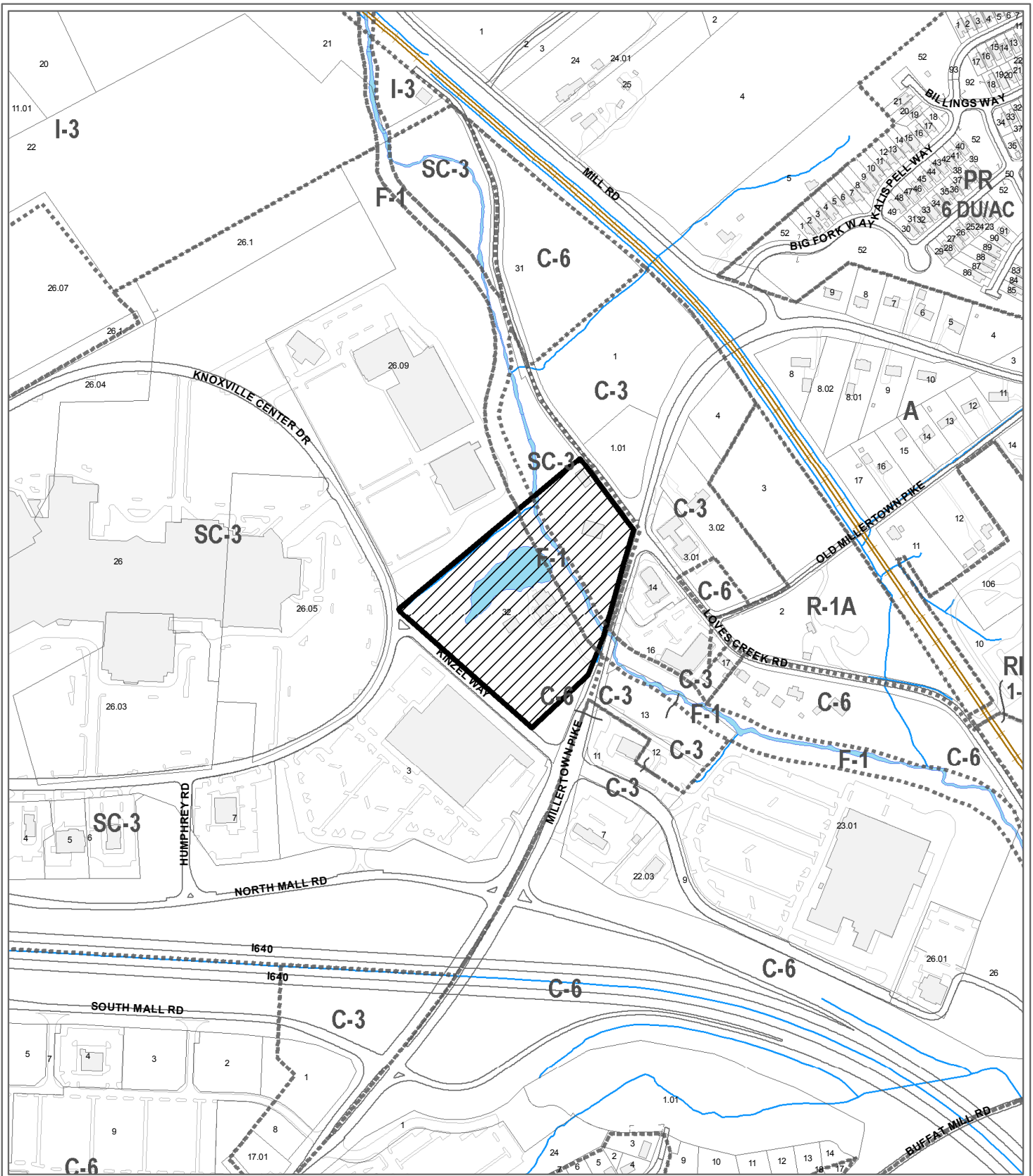
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with the Knoxville One Year Plan and the East City Sector which proposes commercial uses for this site.

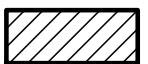
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**6-G-11-UR
USE ON REVIEW**



Commercial development (car wash) in SC-3 (Regional Shopping Center)

Petitioner: Millertown Center

Map No: 59
Jurisdiction: City

Original Print Date: 5/19/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

