

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 12-C-17-UR

AGENDA ITEM #: 55

AGENDA DATE: 12/14/2017

▶ **APPLICANT:** HUBER PROPERTIES

OWNER(S): Huber Properties

TAX ID NUMBER: 162 M B 00104, 00105 & 00107

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12330 S Northshore Dr

▶ **LOCATION:** Southeast side of S. Northshore Dr., northeast of Choto Rd.

▶ **APPX. SIZE OF TRACT:** 7.31 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Northshore Dr., a minor arterial street with a three lane street section with a 36' pavement width within an 88' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** CN (Neighborhood Commercial) (k)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Mixed Commercial Building, Veterinary Clinic and a Self-Service Storage Facility.

HISTORY OF ZONING: Property was rezoned to CN (Neighborhood Commercial) (k) with conditions by Knox County Commission on March 22, 2010.

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural)

South: Mixed commercial - CN (Neighborhood Commercial) (k)

East: Residences - PR (Planned Residential)

West: Residences - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area has primarily developed with rural and low density residential uses under A and PR zoning. The neighborhood commercial node to the south has developed following the rezoning to CN in 2010.

STAFF RECOMMENDATION:

▶ **POSTPONE** until the January 11, 2018 MPC meeting as requested by the applicant.

COMMENTS:

The applicant is requesting approval of a mixed use development under the CN (Neighborhood Commercial) (k) zoning district on this 7.31 acre tract located on the southeast side of S. Northshore Dr. just northeast of S.

Northshore Dr. / Choto Rd. roundabout. The proposed development includes a 10,000 square foot, two story mixed commercial building, a veterinary clinic and a 40,500 square foot self-service storage facility.

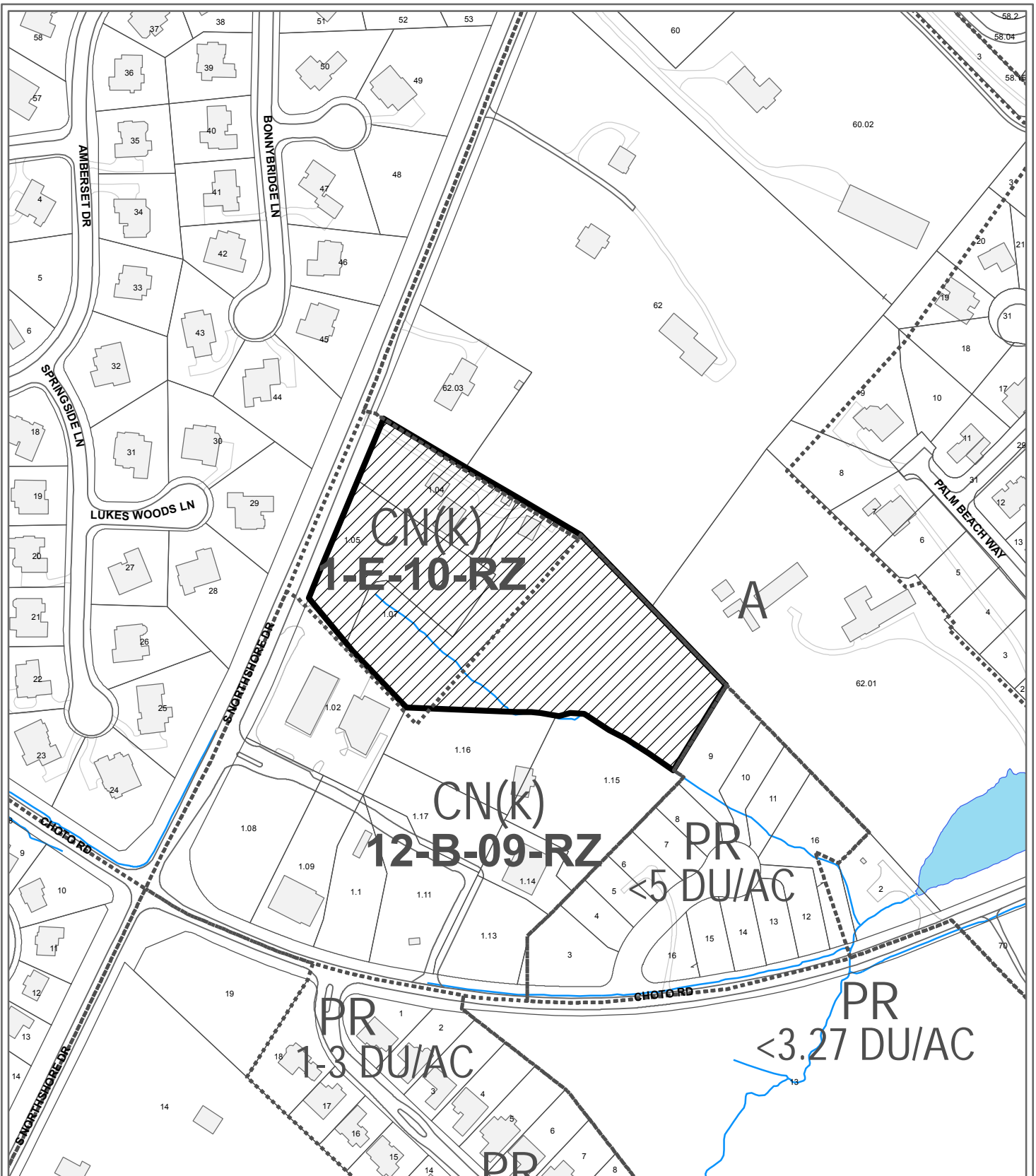
When the property was rezoned to CN (Neighborhood Commercial) (k) by Knox County Commission on March 22, 2010, the approval was subject to four conditions that included a list of permitted uses, outdoor lighting standards, architectural standards and use on review approval of any development plans.

The applicant has requested the postponement to allow time for consideration of a rezoning application that would modify the condition on the list of permitted uses.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**12-C-17-UR
USE ON REVIEW**

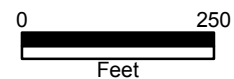


Mixed Commercial Building, Veterinary Clinic and a Self-Service Storage Facility in CN (Neighborhood Commercial) (k)

Petitioner: Huber Properties

Map No: 162

Jurisdiction: County

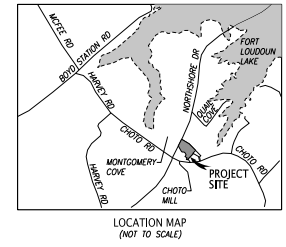


Original Print Date: 11/13/2017

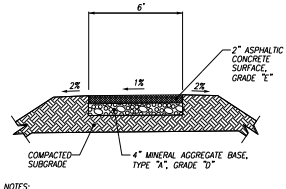
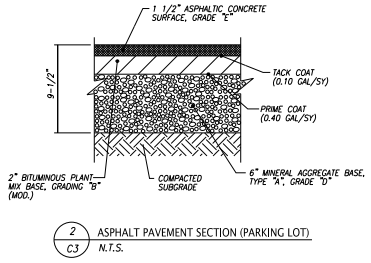
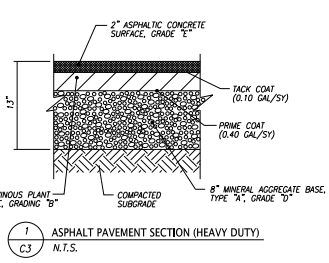
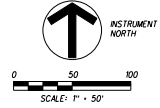
Revised: 11/29/17

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

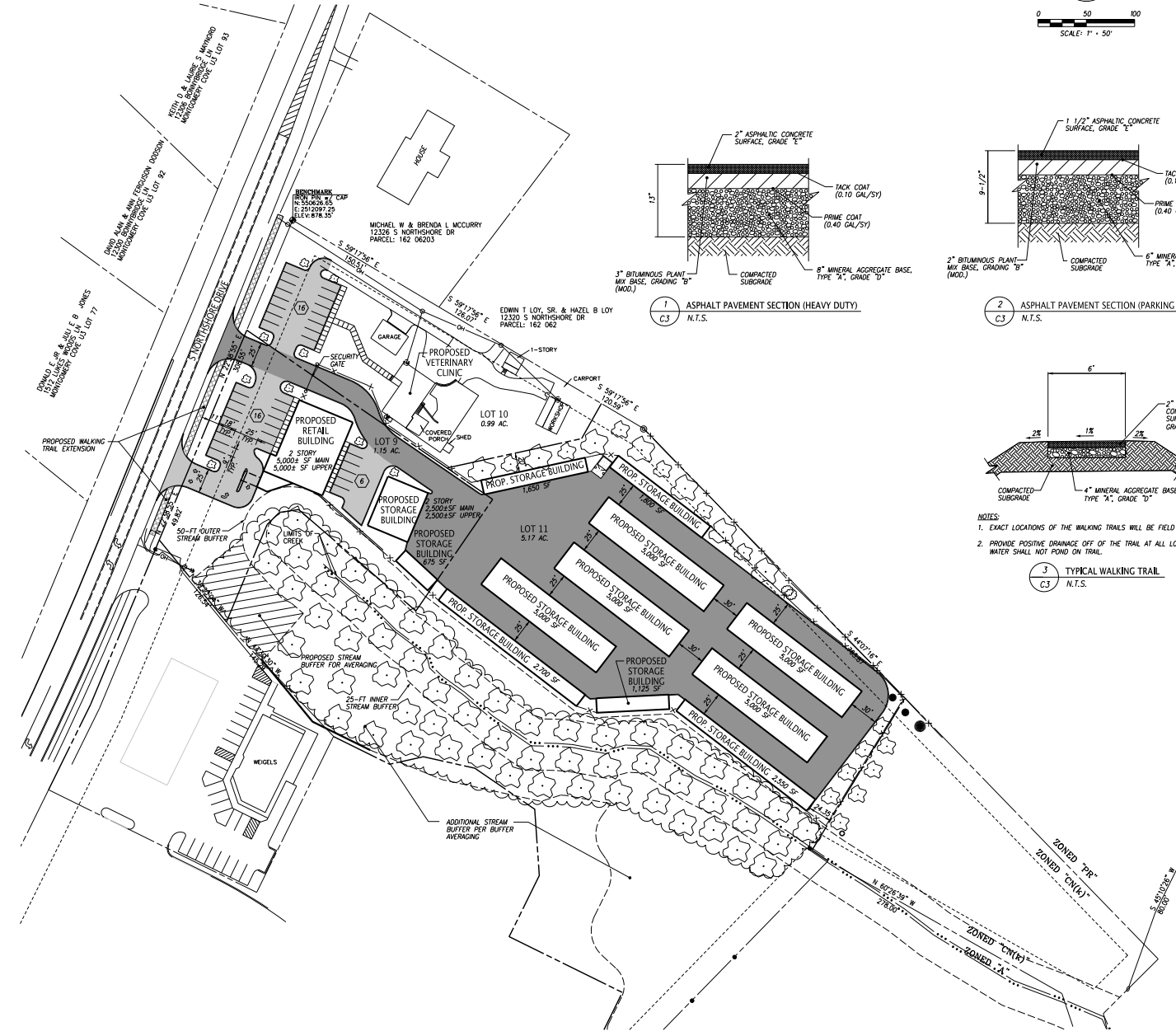
DESIGNED BY	AWC	DATE	
ISSUED FOR REVIEW	AWC	10/25/17	
PROJECT NO.	290.006.5	Revision/Issue	
DATE	10/25/17	No.	
SCALE	1"=50'	Sheet	C2



- NOTES:
1. THE TOPOGRAPHIC AND BOUNDARY DATA WAS PROVIDED BY BENCHMARK ASSOCIATES, DATED OCTOBER 2, 2017.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 4. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 5. PROPERTY CONCERNED REFLECTS PARCELS 162MB00104, 162MB0103, AND 162MB0107, IN KNOX COUNTY CLT MAP 162-M ZONING FOR THE PROPERTY IS CN, NEIGHBORHOOD COMMERCIAL ZONE, DISTRICT WG. TOTAL AREA = 7.13 AC.
 6. BUILDING SETBACKS ARE 35'-FT. FRONT, 20'-FT. ON SIDE, AND 25'-FT. REAR.
- OWNER: MARKETS AT CHOTO, LLC
213 FOX ROAD
KNOXVILLE, TN 37922
CONTACT: MR. JOHN HUBER
PHONE: 865.966.1600



- NOTES:
1. EXACT LOCATIONS OF THE WALKING TRAILS WILL BE FIELD LOCATED.
 2. PROVIDE POSITIVE DRAINAGE OFF OF THE TRAIL AT ALL LOCATIONS. WATER SHALL NOT POND ON TRAIL.



12-C-17-UR

- LEGEND:
- ASPHALT PAVEMENT (STANDARD)
 - ASPHALT PAVEMENT (HEAVY)
 - TRAIL PAVEMENT
 - STREAM BUFFER AREA (AVERAGED)
 - PROPERTY LINE
 - PROPERTY SETBACK
 - BUFFER AREA
 - PROPOSED SECURITY FENCE
 - PROPOSED LANDSCAPING
 - EXISTING/PROPOSED BUFFER
 - EXISTING UTILITY POLE
 - EXISTING FENCE
 - EXISTING OVERHEAD UTILITY

12-C-17-UR-PP-12-14-17

KNOXVILLE, KNOX COUNTY

M P C

METROPOLITAN
PLANNING
COMMISSION

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

Request to Postpone • Table • Withdraw

Name of Applicant: Huber Properties

AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 12-C-17-UR

Date Scheduled for MPC Review: Dec. 14, 2017

Date Request Filed: 11/27/17 Request Accepted by: Busseau



REQUEST

Postpone
Please postpone the above application(s) until:
Jan 11, 2018
DATE OF FUTURE MPC PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:
Discussion of potential rezoning of subject property

Eligible for Fee Refund? Yes No
Amount: _____
Approved by: _____
Date: _____

PLEASE NOTE
Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

POSTPONEMENTS
Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS
Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS
Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:
Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
Fax: _____
E-mail: _____

Use on Review Development Plan

Name of Applicant: Huber Properties

Date Filed: 10/26/17 Meeting Date: 12/14/17

Application Accepted by: James Reed

Fee Amount: File Number: Development Plan

Fee Amount: 1500 File Number: Use on Review 12-C-17-UR



PROPERTY INFORMATION

Address: 12330 S. Northshore Dr

General Location: N/E of Choto Rd., S/E side of S. Northshore Dr

Tract Size: 7.31 No. of Units: Acres

Zoning District: CN

Existing Land Use: Residential/Unused Land

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Planned

Census Tract: 58.12

Traffic Zone: 176

Parcel ID Number(s): 162MB00104 00105 00107

Jurisdiction: City Council District County Commission W65 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Huber Prop John Huber

Company: Huber Properties

Address: P.O. Box 23038

City: Knox State: TN Zip: 37972

Telephone: 865-966-1600

Fax:

E-mail: john@southernsignature.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: same as above

Company:

Address:

City: State: Zip:

Telephone:

Fax:

E-mail:

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Storage Building

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT Name: John Huber

Company: same as above

Address:

City: State: Zip:

Telephone:

E-mail:

