

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 12-C-17-UR **AGENDA ITEM #:** 32

POSTPONEMENT(S): 12/14/17-1/11/18 **AGENDA DATE:** 2/8/2018

► **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 Use 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 March 8, 2018 MPC meeting as requested by the applicant.

The applicant has requested a postponement in order to address comments from staff.

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 use 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 had requested postponements in December and January to allow time for consideration of a rezoning application that would modify the condition on the list of permitted uses. At the January 11, 2018 meeting, the Planning Commission had recommended approval of eliminating the use restrictions for this site under the CN (Neighborhood Commercial) zoning district but retained the conditions regarding lighting, architectural design and use on review approval.

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.