

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 12-C-17-UR **AGENDA ITEM #:** 25
 POSTPONEMENT(S): 12/14/17-2/8/18 **AGENDA DATE:** 3/8/2018

► **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. The Knox County Commission approved a request to remove the use restriction condition on February 26, 2018.

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:

► **APPROVE** the development plan for up 10,000 square feet of mixed use commercial/office space, a 35,650 square foot self-service storage facility, and the revised parking lot for the previously approved veterinary clinic, subject to 8 condition

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

2. The stream buffer is required to comply with Section 26-223. (1)a.2. & (1)d.9. of the Knox County Stormwater Ordinance, and with the remediation area per the Aquatic Resource Alteration Permit (ARAP) for the Choto Meadows development.
3. Installation of sidewalks and the walking trail extension as identified on the concept plan. Sidewalks and the walking trail extension shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks and walking trail extension.
4. During the grading and construction of the self-service storage facility, the contractor shall clearly mark in the field the limits of site grading to protect the existing vegetation buffer along the northeastern property line. Following construction, a revised landscape plan shall be submitted to Planning Commission staff to verify compliance with the landscape requirements for a self-service storage facility in the CN district.
5. Installation of all landscaping as shown on the revised plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to submitting building plans for building permit approval, final building elevations shall be submitted to Planning Commission staff for verification of compliance with the architectural standards condition of the zoning approval and zoning ordinance requirements for self-service storage facilities.
8. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

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

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 the S. Northshore Dr. / Choto Rd. roundabout. The proposed development includes a 10,000 square foot, two story mixed use commercial building, a 35,650 square foot self-service storage facility, and a previously approved veterinary clinic (5-A-13-OB). The veterinary clinic was approved by the Planning Commission on May 9, 2013 as a similar use determination.

Access to the proposed development includes a single access drive out to S. Northshore Dr. and a driveway connection to the Weigel's Store located to the southwest along S. Northshore Dr.

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 Planning Commission considered a rezoning request (1-E-18-RZ) for this site on January 11, 2018 to remove the condition regarding use restrictions in the CN district. The Planning Commission recommended approval of the request, still retaining the three conditions regarding outdoor lighting standards, architectural standards and use on review approval of any development plans. The Knox County Commission approved the request on February 26, 2018.

With regard to the overall development plan for the commercial development, staff has reviewed the plans and finds them to be compatible with the conditions of the rezoning. The 10,000 square foot mixed use commercial/office building will be built using brick, stone and stucco siding similar to the materials and design used at The Markets and Choto located to the southwest. The self-service storage facility buildings will use brick and stucco siding on the ends of the buildings that face S. Northshore Dr. Extensive landscaping is proposed for the site. The lighting plan uses full cut-off fixtures with LED lighting and will limit the amount of light "spillover" onto adjoining properties.

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

1. The proposed commercial development will have a minimal impact on local services since utilities are already in place to serve the development.
2. Lighting intensity and direction will be controlled in order to minimize the off site impact of project.

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

ORDINANCE

1. The proposed commercial development meets all of the requirements of Knox County Zoning Ordinance pertaining to building setbacks, height, lighting, landscaping.
2. The proposed exterior of structure is being constructed with brick, stone and stucco. All of these materials are commonly used in residential construction.
3. The proposed commercial 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 neighborhoods 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 minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies the property for neighborhood commercial use. The proposed use and plan are in compliance with that plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.