

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-C-22-UR **Related File Number:**
Application Filed: 4/20/2022 **Date of Revision:**
Applicant: MBI COMPANIES, INC.

PROPERTY INFORMATION

General Location: Northeast of Chapman Hwy., south of Nixon Rd.
Other Parcel Info.: parcel is landlocked
Tax ID Number: 137 18501 **Jurisdiction:** County
Size of Tract: 0.98 acres
Accessibility: Access is via Chapman Highway, a major arterial street with an 80-ft of pavement width within a 130-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use:
Proposed Use: Expansion of TVA Credit Union parking lot **Density:**
Sector Plan: South County **Sector Plan Designation:** GC
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is a high-trafficked commercial node with retail shopping and extensive surface parking lots.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7212 Chapman Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing) & SC (Shopping Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Northern portion of property rezoned from SC (Shopping Center) to CB (Commercial Business) in 1980 (Case 4-BB-80-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variiances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the proposed parking lot expansion, subject to 3 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to stormwater management requirements.
3) Providing a detailed landscaping plan during permitting for review and approval by Planning Commission staff, per comment 1C.

Comments: DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
 - A. The General Plan recommends providing trees and minimizing impervious surfaces when developing parking lots.
 - B. The South County Sector Plan identifies Chapman Highway as a corridor that would benefit from public and private planting programs for roadside trees and parking lot landscaping. The sector plan also emphasizes this segment of Chapman Highway as an area where continued commercial development should be limited due to topography and access issues.
 - C. The area where the parking lot is proposed to be developed is outside the Hillside Protection (HP) area, and has been cleared of trees for development. There are several newly planted trees south of where the parking lot is proposed. The site plan appears to leave room for most of these new trees to remain, but a detailed landscaping plan ensuring their preservation and specifying any additional landscaping should be provided at permitting to guarantee consistency with the vegetative goals of the sector plan and the General Plan.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
 - A. The CB (Business and Manufacturing) zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion.
 - B. The SC (Shopping Center) zoning is intended to encourage and insure the development of unified retail shopping centers which will promote the public health, safety, morals, and general welfare for the citizens of the county.
 - C. The proposed parking lot is in harmony with the above zoning ordinance descriptions.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
 - A. The parking lot is compatible with the character of the commercial area where it is proposed.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
 - A. The proposed parking lot expansion is not anticipated to significantly injure the value of adjacent property.
- 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
 - A. The parking lot will not draw additional traffic through residential areas.
- 6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE

ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

Action: Approved

Meeting Date: 6/9/2022

Details of Action:

Summary of Action: Approve the proposed parking lot expansion, subject to 3 conditions.

Date of Approval: 6/9/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: