

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-F-21-UR **Related File Number:**
Application Filed: 11/30/2020 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS OBO ELEVATION FOODS PROPERTIES, LLC

PROPERTY INFORMATION

General Location: East of Harris Rd., west of Rutledge Pk
Other Parcel Info.:
Tax ID Number: 60 07905, 07906, & 080 **Jurisdiction:** County
Size of Tract: 8.8 acres
Accessibility: Access is via Harris Road, a minor collector with 19.6-ft of pavement width within a 60-ft right-of-way, and Rutledge Pike, a major arterial 2-lanes of travel in each direction a divider median within 280 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business, church & parking lot
Surrounding Land Use:
Proposed Use: Expansion for parking & access for existing operations **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** O (Office) pending
Growth Policy Plan: Urban Growth Area
Neighborhood Context: These properties are bordered by low-density single-family residential on the north and west and a commercial business to the south. Harris Road has a rural feel with mostly large-lot single family detached houses, though the subject lots and the adjacent property to the south form a commercial node on its southern end where it intersects Rutledge Pike.

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

Street: 1600 & 1702 Harris Rd., & 5811 Rutledge Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: There is a pending rezoning request for PC zoning on the property (11-O-20-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

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for the existing food services business with approximately 76,000 sqft of floor area and the parking lot expansion, as shown on the development plan, subject to 5 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Tennessee Department of Transportation.
- 2) Meeting all applicable requirements of Knox County Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Installation of the landscaping shown on the development plan within 6 months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee its installation.
- 5) Limiting the permitted uses on these parcels to those listed in Exhibit A which were provided by the applicant and attached to the rezoning case for these properties (11-O-20-RZ).

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

Comments:

This proposal is to expand the existing parking lot and improve circulation on the site for large delivery vehicles. The existing business was zoned CB (Business and Manufacturing) and they purchased an adjacent church to the north zoned RB (General Residential) to allow them to expand their drive aisles and improve access to their loading docks. In order to allow this extension onto the former church property, it had to be rezoned to a district that allows the existing business. Rather than requesting the CB zone to be extended to the north and encroach further into a residential area, the business requested the PC (Planned Commercial) zone for all three of their contiguous properties and in December 2020 it was approved by Knox County Commission (11-O-20-RZ). The PC zone requires review and approval of the parking lot expansion by the Planning Commission and any subsequent expansions of the business or parking areas.

The applicant included a list of uses that the property will be limited to, however, this list of uses was not a condition of the rezoning. As part of this application, the applicant has agreed to restrict the permitted uses on this site to those listed in Exhibit A; which includes, signs as permitted by Section 3.90; general manufacturing; bottling or packaging works; canneries; offices; the manufacturing, compounding, processing, packaging and treatment of bakery goods, candy, and food products; and wholesale, warehousing, or distribution enterprise.

In addition to improvements to the driveways around the building, there are two existing gravel parking lots on the northeast portion of the property, near the Rutledge Pike access, that will be paved and striped. Landscape screening will be added along the northern property lines adjacent to residentially zoned properties, and along the Harris Road frontage where the driveway extension is proposed (see sheet P0.1). The landscaping will help screen the business from the adjacent and nearby residential uses.

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

- 1) The business currently exists on this site and the expansion of the parking area is to improve circulation around the site for large delivery vehicles. This should reduce the impact the business has on Harris Road.
- 2) The expanded parking and driveways will be screened with evergreen landscaping which should lessen impacts to nearby residential uses.
- 3) Limiting the permitted uses on the site to those associated with the current business, will keep more

intense commercial uses from locating here and becoming a nuisance.

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

- 1) With the stated conditions, the proposal meets the standards for development within a PC (Planned Commercial) zoning district, and all other requirements of the Zoning Ordinance.
- 2) The proposed existing food services business and the parking lot expansion 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 neighborhood 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 Harris Road is a minor collector street and Rutledge Pike is a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The Northeast County Sector Plan designates this property for O (Office) uses which permits consideration of the PC (Planned Commercial) zone with covenants. With the restrictions of the permitted uses of the site, the proposal meets the requirements of the sector plan.
- 2) The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 1/14/2021

Details of Action:

Summary of Action: APPROVE the request for the existing food services business with approximately 76,000 sqft of floor area and the parking lot expansion, as shown on the development plan, subject to 5 conditions.

Date of Approval: 1/14/2021 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**