CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-J-20-UR Related File Number:

Application Filed: 11/25/2019 **Date of Revision:**

Applicant: MIGHTY FINANCIAL, LLC

PROPERTY INFORMATION

General Location: South side of Castaic Lane, east side of Valley Vista Road, west of Pellissippi Parkway.

Other Parcel Info.:

Tax ID Number: 103 11911 Jurisdiction: County

Size of Tract: 4.7 acres

Accessibility: Access is via Valley Vista Road, a minor collector street with 3 lane section with a 44' pavement width

within a 70' right-of-way and Castaic Lane, a local street with a 32' pavement width within a 70' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Office/Warehouse Facility Density:

Sector Plan: Northwest County Sector Plan Designation: O (Office)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Road in an area that

has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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

Street: 1904 Castaic Ln.

Location:

Reason:

Proposed Street Name:

Department-Utility Report:

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ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for an office/warehouse facility with approximately 32,650 square feet, subject to the following 7 conditions.

Staff Recomm. (Full):

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2. Installation of all sidewalks as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
- 3. Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5. Any proposed signage will require approval from the Tennessee Technology Corridor Development Authority (TTCDA) and Planning staff.
- 6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (1-B-20-TOB).

With the conditions noted above, this request meets all requirements of the PC (Planned Commercial) zoning district, as well as other criteria for approval of a use on review.

Comments:

This is a request for approval of an office/warehouse facility on this 4.7 acre lot within the Hardin Valley Commercial Park Subdivision. The proposed development includes four buildings with a total building area of 32,650 square feet. There are three one story office/warehouse buildings ranging in size from 7,350 square feet to 12,300 square and one two story office building with a total area of 5,000 square feet. The development plan includes 48 parking spaces.

Access to the site is from both Valley Vista Road, a minor collector street and Castaic Lane, a local street. As designed, the driveway connections may encourage cut-through traffic between the two streets. This issue has been discussed with the applicant and they are aware of the traffic impact on site but responded that the realignment could not be accomplished due to the road grades. They are trying to maintain a flatter surface near the buildings for safer truck maneuvers. A stop sign and stop bar are added in two directions to help with traffic control and minimize cut-through potential.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on January 6, 2020.

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

- 1. All public utilities are available to serve the site.
- 2. The proposed commercial development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposed office/warehouse facility 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

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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 the site has direct access to a collector street..

2. The proposal meets all requirements for approval of a office/warehouse facility in the PC (Planned Commercial) zoning district.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes office use for this site. The proposed commercial development in this PC zone is in conformity with the Sector Plan and zoning.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

Approved Action: Meeting Date: 1/9/2020 **Details of Action:** APPROVE the development plan for an office/warehouse facility with approximately 32,650 square **Summary of Action:** feet, subject to the following 7 conditions. Date of Approval: 1/9/2020 **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, Second Reading: **Disposition of Case:** If "Other": If "Other": **Amendments:** Amendments: **Effective Date of Ordinance: Date of Legislative Appeal:**

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