

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-N-17-UR
Application Filed: 12/5/2016
Applicant: BARRY BYRD

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Dutchtown Rd., northeast side of Simmons Rd.
Other Parcel Info.:
Tax ID Number: 118 PART OF 17320 Jurisdiction: County
Size of Tract: 6.3 acres
Accessibility: Access is via Simmons Rd., a local street with a pavement width of 36' within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office / Warehouse Density:
Sector Plan: Northwest County Sector Plan Designation: TP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area of mixed commercial and light industrial uses. Development in this area has occurred in the BP, PC and CB zones. This site and much of the surrounding area is subject to the development review authority of the Tennessee Technology Corridor Development Authority.

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

Street: 10550 Murdock Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay) and BP (Business and Technology) / TO
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for an office/warehouse building with approximately 25,875 sq. ft. of floor area as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Revising the development plan to align the access driveway for the development with the approved public street for the Dutchtown Road Office Warehouse Subdivision (9-SB-15-C) that is currently under construction on the opposite side of Simmons Rd.
3. Revising the grading plan and landscape plan to accommodate the screening for the mechanical equipment located on the south side of the building and for the addition of some smaller trees along this building frontage.
4. Installing all landscaping as shown on the revised landscape plan within six months of issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Working with the Knox County Greenways Coordinator on establishing the greenway easement along Turkey Creek.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) / TO (Technology Overlay) districts and the criteria for approval of a use on review.

Comments:

The applicant is proposing an office/warehouse building with approximately 26,875 square feet on a portion of 11.23 acre parcel located at the northeast corner of the intersection of Simmons Rd. and Dutchtown Rd. While the property has frontage on Murdock Dr., only the portion of the property (approximately 6.3 acres) south of Turkey Creek will be developed under this request. Access to the site will be from Simmons Rd., a local street. This office/warehouse building will be an expansion of the Mesa Associates, Inc. facility, an engineering consulting firm that is located at 10604 Murdock Dr., just north of this site. The proposed building will include offices, a machine shop and a warehouse space that will also be used for the fabrication and assembly of equipment.

The proposed development plan includes a total of 41 parking spaces which is in compliance with the required parking of the Knox County Zoning Ordinance. The service area for the building is located on the north side of the building and the loading dock and two overhead doors will not face the two street frontages for this site.

Staff is recommending a condition that the grading plan and landscape plan be revised to accommodate the screening for the mechanical equipment located on the south side of the building. Some smaller trees also need to be added along this side of the building to help break up the long building façade along the Dutchtown Rd. frontage.

Staff has recommended a condition that the applicant continue to work with the Knox County Greenways Coordinator in establishing a greenway easement along Turkey Creek. The Turkey Creek Greenway is identified in the "Knoxville-Knox County Park, Recreation and Greenways Plan" adopted in December 2009.

In addition to this use on review approval from the Planning Commission, approval is also required from the Tennessee Technology Corridor Development Authority (TTCCA). The TTCCA approved this project at their January 9, 2017 meeting.

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

1. The proposed office/warehouse will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed use will have minimal impact on the existing street system.
3. The proposed use 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. With the stated conditions, the proposed office/warehouse meets the standards for development within the PC (Planned Commercial) / TO (Technology Overlay) zoning districts.
2. The proposed use 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for technology park use. The proposed facility is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 1/12/2017

- Details of Action:**
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 3. Revising the grading plan and landscape plan to accommodate the screening for the mechanical equipment located on the south side of the building and for the addition of some smaller trees along this building frontage.
 4. Installing all landscaping as shown on the revised landscape plan within six months of issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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Summary of Action: APPROVE the request for an office/warehouse building with approximately 25,875 sq. ft. of floor area as shown on the development plan subject to 7 conditions

Date of Approval: 1/12/2017 **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: