

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

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File Number: 10-A-08-UR **Related File Number:**
Application Filed: 8/29/2008 **Date of Revision:**
Applicant: DUTCHTOWN DEVELOPMENT PARTNERS

PROPERTY INFORMATION

General Location: Northeast side of Oak Ridge Hwy., southeast of Jim Jones Ln.
Other Parcel Info.:
Tax ID Number: 89 042.01 **Jurisdiction:** County
Size of Tract: 5.44 acres
Accessibility: Access is via Jim Jones Ln., a local street with a pavement width of 20' within a 40' right-o-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 39,000 sq. ft. office/warehouse building **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located on the east side of Oak Ridge Hwy. in the Solway area. The surrounding property is zoned PC commercial and is either vacant or has been developed with a self storage facility or convenience commercial uses which cater to the travelers on the highway.

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

Street: 9400 Oak Ridge Hwy
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: The property was zone PC (Planned Commercial) in 1983.

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for an office/warehouse project containing up to 39,000 square feet of floor area as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Meeting all applicable requirements of the Knox County Stormwater Control Ordinance
4. Meeting all applicable requirements of the Knox County Health Dept.
5. Installation of landscaping as shown on the development plan within one year of the issuance of occupancy permits for this project
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation and the Tenn. Dept. of Transportation
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits

Comments: The applicants are proposing to develop a small office/ warehouse project at the intersection of Jim Jones Ln. and Oak Ridge Hwy. Due to the existing heavy traffic on Oak Ridge Hwy., direct access to that road is not a desirable alternative. The applicant will provide access to the site via Jim Jones Ln. The State of Tennessee (TDOT) owns a large right-of-way in this area. Any access plan to this site will require approval by TDOT. A stream crosses this site. Development in vicinity of the stream will be regulated by the Tennessee Department of Environment and Conservation and the Knox County Stormwater Control Ordinance.

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

1. The proposed office/warehouse development will add minimal additional traffic congestion in the immediate area.
2. All required utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

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

1. The proposed office/warehouse 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 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,
2. The plan meets all requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for this area.

MPC Action: Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Meeting all applicable requirements of the Knox County Stormwater Control Ordinance

4. Meeting all applicable requirements of the Knox County Health Dept.
5. Installation of landscaping as shown on the development plan within one year of the issuance of occupancy permits for this project
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation and the Tenn. Dept. of Transportation
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits

Summary of MPC action: APPROVE the request for an office/warehouse project containing up to 39,000 square feet of floor area as shown on the development plan subject to 7 conditions

Date of MPC Approval: 11/13/2008 **Date of Denial:** **Postponements:** 10/9/2008

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:**