

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 10-I-19-UR                      **Related File Number:**  
**Application Filed:** 8/26/2019              **Date of Revision:**  
**Applicant:** LDA ENGINEERING, INC.

## PROPERTY INFORMATION

**General Location:** South side of Strawberry Plains Pk., northeast of Wooddale Church Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 73 079 (PART OF)                      **Jurisdiction:** County  
**Size of Tract:** 0.53 acres  
**Accessibility:** Access is via Strawberry Plains Pike, a minor arterial street, with a 25' pavement width within a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Mobile home park and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Water Booster Pumping Station                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** MDR (Medium Density Residential) / O (Office) and  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The site is located along a section of Strawberry Plains Pike between I-40 and Asheville Highway that has developed primarily as low density residential use under A (Agricultural) zoning.

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

**Street:** 7910 Strawberry Plains 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:** 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.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE the request for a water booster pumping station as shown on the development plan subject to 3 conditions

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Department of Engineering & Public Works.
2. Installation of the fencing and landscape screen as identified on the development plan. The landscaping shall be installed within six months from the completion of the water booster pumping station.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

**Comments:**

The Knoxville Utility Board is requesting approval of a water booster pumping station at this site to help improve water service for this area of East Knox County. The pumping station will be located on a 0.53 acre lot located on the southeast side of Strawberry Plains Pike about 1.25 miles northeast of the I-40 / Strawberry Plains Pike interchange. The pumping station equipment will be located within a building with an area of approximately 1,350 square feet. The facility will be within a chain link (black vinyl coating) fenced enclosure that will include a landscape screen along the northern and eastern sides of the facility. The site will also include a 90 foot communications tower that is used in the operation of the facility.

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

1. The proposed water booster pumping station will help to improve the Public water system in the area.
2. Traffic generated from this type facility is minimal and will have little or no additional impact on the area.

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

1. With the recommended conditions, the proposal meets all requirements of the PC zoning as well as the general criteria for approval of a use-on-review.
2. The proposed utility improvement is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located on a minor arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The East County Sector Plan proposes office and low and medium density residential uses for this area. The utility improvement is a supportive service for the proposed uses and is in conformity with 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 with Conditions

**Meeting Date:** 10/10/2019

**Details of Action:**

**Summary of Action:** APPROVE the request for a water booster pumping station as shown on the development plan subject to 3 conditions  
**Date of Approval:** 10/10/2019      **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:**