CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 10-R-06-UR Related File Number:

Application Filed: 9/11/2006 **Date of Revision:**

Applicant: TRANSYSTEMS

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: North side of Palestine Ln., south side of Interstate 40/75

Other Parcel Info.:

Tax ID Number: 141 74-78 Jurisdiction: County

Size of Tract: 27.88 acres

Accessibility: Access is via Palestine In., a local street with a pavement width that varies from 22' down to 15'. At the

proposed entrance to this project, the road has a gravel a surface that is only 12' wide.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Distribution center Density:

Sector Plan: Southwest County Sector Plan Designation: C (General Commercial)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This undeveloped property is part of the area around the Watt Rd. I-40/75 interchange that has been

developing with highway oriented commercial uses in the CA, CB and PC zones.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & PC (Planned Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The PC (Planned Commercial) zoning was approved by the Knox County Commission with a condition

that requires the maintenance of an open space buffer on the adjoining parcel #79

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 both phase 1 and 2 of the proposed distribution center at this location as shown on the development plan subject to 11 conditions

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knox County Health Dept.
- 2. Widening Palestine Ln. to a minimum width of 22' from the proposed driveway entrance to the project westward to the point where the road is already 22' wide. This road widening is to precede the granting of building permit for the proposed terminal building. All road widening plans must be reviewed and approved by the Knox County Dept. of Engineering and Public Works. All construction work within the existing public right-of-way must be done under the direct supervision of the Knox County Dept. of Engineering and Public Works
- 3. All retaining walls that will be greater than 4' in height must be designed by a structural engineer
- 4. Exposed banks being graded to not exceed a two to one slope. All exposed slopes must be landscaped. A landscaping plan for cut slopes must be submitted to MPC staff prior to obtaining a grading permit for this site.
- 5. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox county Dept. of Engineering and Public Works to guarantee such installation
- 6. Certification on the revised development plan by the applicants engineer that there is 300' of sight distance in both directions on Palestine Ln. from the proposed driveway
- 7. Combining the parcels that make up this site through the appropriate subdivision process
- 8. Recording the protective covenants as required by Article 5.33.14B of the Knox County Zoning Ordinance
- 9. All proposed signs meeting the size and location requirements of Article 3.90 of the Knox County Zoning Ordinance
- 10. All proposed lighting being shielded so as that it is directed down to the ground
- 11. A revised site plan must be submitted to MPC staff for certification prior to obtaining any grading or building permits

Comments:

The applicant is proposing to construct a distribution center for Southeastern Freight Lines as shown on the development plan. The site is located on Palestine Ln., adjacent to the Interstate, in the southeast quadrant of the I-40/75 Watt Road interchange. Palestine Ln. is a local street with a pavement width that varies from 22' to being a 12' wide gravel road. Because of the truck traffic that is associated with the proposed use, the applicant will be required to widen Palestine Ln. to a minimum width of 22' as part of this project. The widening will have to be completed prior to the issuance of an occupancy permit for the project.

This site was zoned PC in 2001. At that time conditions were placed on this site that required that an open space buffer be maintained between this site and the residential development the south and southeast. This project does not encroach on to the parcel that was designated as the buffer at that time (parcel 79). The boundary of this site will be approximately 475' from the nearest residentially zoned property and well over 700' to the nearest house. Since the residential property is higher in elevation, the staff will require that all lighting associated with this project be directed downward toward the ground. This should lessen the visual impact of this use in the evening hours.

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

1. The proposal will have no impact on schools.

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- 2. With the widening of Palestine Ln., the proposal will have minimal impact on the local streets.
- 3. Utilities are available to serve the development.

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

- 1. The proposed distribution center 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 area 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 proposal meets all relevant requirements of the PC (Planned Commercial) zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Southwest County Sector Plan proposes commercial use and slope protection for this site.
- 2. The site is located in the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 10/12/2006

Details of MPC action:

- 1. Meeting all applicable requirements of the Knox County Health Dept.
- 2. Widening Palestine Ln. to a minimum width of 22' from the proposed driveway entrance to the project westward to the point where the road is already 22' wide. This road widening is to precede the granting of building permit for the proposed terminal building. All road widening plans must be reviewed and approved by the Knox County Dept. of Engineering and Public Works. All construction work within the existing public right-of-way must be done under the direct supervision of the Knox County Dept. of Engineering and Public Works
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- 5. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox county Dept. of Engineering and Public Works to guarantee such installation
- 6. Certification on the revised development plan by the applicants engineer that there is 300' of sight distance in both directions on Palestine Ln. from the proposed driveway
- 7. Combining the parcels that make up this site through the appropriate subdivision process
- 8. Recording the protective covenants as required by Article 5.33.14B of the Knox County Zoning Ordinance
- 9. All proposed signs meeting the size and location requirements of Article 3.90 of the Knox County **Zoning Ordinance**
- 10. All proposed lighting being shielded so as that it is directed down to the ground
- 11. A revised site plan must be submitted to MPC staff for certification prior to obtaining any grading or building permits

Summary of MPC action:

APPROVE the request for both phase 1 and 2 of the proposed distribution center at this location as shown on the development plan subject to 11 conditions

10/12/2006 Date of MPC Approval: Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Box	ard of Zoning A	Appeals
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Date of Legislative Action: Date of Legislative Action, Second Reading:

Other Ordinance Number References: **Ordinance Number:**

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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