

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-R-06-UR **Related File Number:**
Application Filed: 9/11/2006 **Date of Revision:**
Applicant: TRANSYSTEMS
Owner:

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 Ln., 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:

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
 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

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

Date of MPC Approval: 10/12/2006 **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:**