

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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www.knoxmpc.org

File Number: 11-I-03-UR **Related File Number:**
Application Filed: 10/13/2003 **Date of Revision:**
Applicant: FREIGHT MANAGEMENT SYSTEMS, INC.
Owner:

PROPERTY INFORMATION

General Location: North side Neal Dr., west of Tice Ln.
Other Parcel Info.:
Tax ID Number: 38 N A 7.01 **Jurisdiction:** County
Size of Tract: 0.58 acre
Accessibility: Access is via Neal Dr., a local street with 45' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Wholesale / freight broker
Surrounding Land Use:
Proposed Use: Wholesale / freight broker **Density:**
Sector Plan: North County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Neal Dr. has been developed with a mix of business, warehouse and manufacturing uses, under PC zoning.

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

Street: 3517 Neal Dr
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:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan in the PC zoning district, subject to conditions:

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for the new development, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.

Comments: The applicant is proposing to expand the existing business with the addition of two new buildings to the rear of the existing building. The existing parking lot will be modified to allow vehicle access to the new buildings.

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

- 1. Public water and sewer utilities are in place to serve the site. The proposal will have minimal impact to the street system and no impact to schools.
- 2. The proposed use is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. The proposal is consistent with the 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 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 proposal meets all specific requirements of the PC zoning, as well as other applicable sections of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes office uses for this site.
- 2. The subject property is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:
1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for the new development, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.

Summary of MPC action: APPROVE the development plan in the PC zoning district, subject to conditions:

Date of MPC Approval: 11/13/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: