

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: 12-A-05-UR **Related File Number:**
Application Filed: 11/7/2005 **Date of Revision:**
Applicant: BEST SIGNS
Owner:

PROPERTY INFORMATION

General Location: West side of Tice Ln., south of Neal Dr.
Other Parcel Info.:
Tax ID Number: 38 N B 2.04 **Jurisdiction:** County
Size of Tract: 0.75 acre
Accessibility: Access is via Tice Ln., a local street with a 32' pavement width within a 70' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial (Sign Company)
Surrounding Land Use:
Proposed Use: Commercial building expansion **Density:**
Sector Plan: North County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in Tice Corporate Park, a commercial development that is occupied with office/warehouse and light industrial uses. A single family subdivision has been developed along the western boundary of this site.

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

Street: 6815 Tice Ln
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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to construct a building, containing up to 5,400 sq. ft., on this site as shown on the development plan subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all required parking standards for parking lot construction and provision of the required number of parking spaces.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Connecting the development to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all requirements for approval in the PC zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is currently operating a business at this location. The current operation uses the two buildings that are on the site. It is their desire to expand the business by adding a 5,400 square foot building. The new building will be located between the two existing structures. The proposed structure will be a prefabricated metal structure. This type of construction is prevalent in the area.

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

1. Public water and sewer is available to serve the site.
2. Tice Ln. is a local street with sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact to adjacent properties.

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

1. The proposal is consistent with all requirements of the PC zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. 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 North County Sector Plan proposes office and light industrial uses for this property, consistent with the proposal and with the PC zoning of the property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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With the conditions noted above, this request meets all requirements for approval in the PC zoning district, as well as other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request to construct a building, containing up to 5,400 sq. ft., on this site as shown on the development plan subject to 4 conditions

Date of MPC Approval: 12/8/2005 **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:**