

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

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

File Number: 12-B-14-UR **Related File Number:**
Application Filed: 10/27/2014 **Date of Revision:**
Applicant: PARTNER'S DEVELOPMENT ORLANDO DIAZ

PROPERTY INFORMATION

General Location: Northeast side of Valley Vista Rd., northwest side of Carmichael Rd., southwest side of Pellissippi Parkway.
Other Parcel Info.:
Tax ID Number: 104 10901 **Jurisdiction:** County
Size of Tract: 10.41 acres
Accessibility: Access is via Valley Vista Rd., a local street with a 36' pavement width within a 70' right-of-way and Carmichael Rd., a minor collector street with a 23' pavement width in a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Research & Development / Manufacturing Facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD/ NWCO-5
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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

Street: Carmichael Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The Knox County Commission approved the zoning change to PC (Planned Commercial) / TO (Technology Overlay) with conditions on September 25, 2006.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a research & development / manufacturing facility with approximately 41,215 square feet subject to the following 11 conditions

Staff Recomm. (Full):

1. Meeting all conditions of the Tennessee Technology Corridor Development Authority (TTCDA) approval for the proposed development granted on November 10, 2014.
2. Obtaining approval from the Knox County Board of Zoning Appeals for the proposed reduction in parking stall size from 200 square feet to 162 square feet.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. The driveway connection out to Carmichael Rd. is subject to the prohibition of truck access. All truck access shall be directed to the main access driveway off of Valley Vista Rd.
5. Providing a sidewalk connection between the building entrance and the proposed greenway easement along Carmichael Rd. The sidewalk connection should be located along the east side of the driveway that extends out to Carmichael Rd. All sidewalks shall have a minimum width of 5 feet.
6. Working with the Knox County Greenways Coordinator on establishing the greenway easement along Carmichael Rd.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
9. Any proposed signage is subject to approval by Planning Commission Staff and the TTCDA.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.
11. A revised development plan reflecting the conditions of approval must be submitted to Planning Commission Staff for certification prior to obtaining any building permits.

With the conditions noted above, this request meets all requirements of the BP (Business and Technology) / TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing to develop a research & development / manufacturing facility for Local Motors at the southern end of the Vista Dei Monte development located at the southwest quadrant of the Pellissippi Parkway and Hardin Valley Road interchange. This 10.41 acre site has frontage on Pellissippi Parkway, Valley Vista Rd. and Carmichael Rd. The primary access to the site is proposed from Valley Vista Rd. with a secondary access from Carmichael Rd. For safety reasons, Staff is recommending a condition that all truck access be directed to Valley Vista Rd. and be prohibited from using the Carmichael Rd. access. There will be no direct access to Pellissippi Parkway.

The proposed building will contain approximately 41,215 square feet and will include office, research and development, manufacturing and retail space. The development plan includes a total of 131 parking spaces with a typical parking stall size of 162 sq. ft. (9 ft. by 18 ft.). A zoning variance approval will be required from the minimum parking stall size of 200 sq. ft.

With the proposed development plan and recommended conditions, pedestrian connections will be provided from the building entrance to the existing sidewalk system along Valley Vista Rd. and any future greenway connections along Carmichael Rd.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA approved this proposed development on November 10, 2014.

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

1. The proposed development has access to Valley Vista Rd. which was constructed as a collector street and has adequate capacity for the proposed facility.
2. Public water and sewer utilities are available to serve the development.
3. The proposal will have no impact on schools.

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

1. With the recommended conditions, the proposed research & development / manufacturing facility 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 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. With the recommended conditions, the proposal meets all requirements for approval of a research & development / manufacturing facility in the BP (Business and Technology) / TO (Technology Overlay) zoning districts

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes mixed uses for this site which is in conformity with the proposed use.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 12/11/2014

Details of Action:

Summary of Action: APPROVE the development plan for a research & development / manufacturing facility with approximately 41,215 square feet subject to the following 11 conditions

Date of Approval: 12/11/2014 **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:**