

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: 12-D-17-UR **Related File Number:** 12-SC-17-C
Application Filed: 10/30/2017 **Date of Revision:**
Applicant: THE DEVELOPMENT CORPORATION OF KNOX COUNTY

PROPERTY INFORMATION

General Location: South side of Garrison Dr., east of Karns Valley Dr.
Other Parcel Info.:
Tax ID Number: 90 10201 **Jurisdiction:** County
Size of Tract: 68.46 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Business Park Subdivision and Design Guidelines **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** BP-1
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Garrison Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: EC (Employment Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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 Karns Valley Business Park Development Plan and Design Guidelines subject to 2 conditions.

Staff Recomm. (Full):

- 1. Any request to deviate from the approved Design Guidelines would require an amendment to the Design Guidelines through a use on review approval from the Planning Commission.
- 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, the concept plan and development plan meet the requirements for approval in the EC (Employment Center) zoning district.

Comments:

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

- 1. The proposed business park will have minimal impact on local services since utilities are available to serve this site.
- 2. The proposed 100 foot buffer/setback along the northern and southern property boundaries will help to mitigate the impact of the proposed development on the residential development to the north and public school to the south (only 50 feet is required). Since there is no existing natural buffer on this property, a landscaped berm will be installed along the northern boundary adjoining Garrison Dr. and the residential subdivisions. A landscape buffer will also be provided along the other three property boundaries.
- 3. A proposed amenity that will benefit the community includes a public parking area near the main entrance with connections being provided to the future greenway walking trails.

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

- 1. With the recommended conditions and approval of the design guidelines, the proposed development meets the requirements of the EC zoning as well as the general criteria for approval of a use on review.
- 2. The proposed development plan is consistent with the following 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. While the proposed use will change the rural character of the immediate area, the Preserved Natural Areas, maintained buffers and design guidelines will help to make the business park more 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 substantial additional traffic through residential areas since the development will have access to the Karns Valley Drive Extension, a major arterial street. 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 Northwest County Sector Plan proposes business park uses for the site. The proposed development is consistent with the sector plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 12/14/2017

Details of Action:

- 1. Any request to deviate from the approved Design Guidelines would require an amendment to the Design Guidelines through a use on review approval from the Planning Commission.
- 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, the concept plan and development plan meet the requirements for approval in the EC (Employment Center) zoning district.

Summary of Action: APPROVE the Karns Valley Business Park Development Plan and Design Guidelines subject to 2 conditions.

Date of Approval: 12/14/2017

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: