

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-E-17-UR

Related File Number:

Application Filed: 10/30/2017

Date of Revision:

Applicant: LANNY COPE

PROPERTY INFORMATION

General Location: Northeast side of Oak Ridge Hwy., southeast side of Jime Jones Ln.

Other Parcel Info.:

Tax ID Number: 89 04201

Jurisdiction: County

Size of Tract: 5.44 acres

Accessibility: Access is via Jim Jones Ln., a local street with a pavement width of 20' within a 40' right-o-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Revision to the access condition for the commercial tree service and mulching facility. Density:

Sector Plan: Northwest County Sector Plan Designation: GC

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located on the east side of Oak Ridge Highway in the Solway area. The surrounding property is zoned PC commercial and is either vacant or has been developed with a self storage facility and convenience commercial uses which cater to the travelers on the highway.

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

Street: 0 Oak Ridge Hwy

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: The property was zone PC (Planned Commercial) in 1983.

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 request for a revision to the conditions of approval of the commercial tree service and mulching facility (9-A-17-UR - 9/14/2017) by eliminating the shared access condition and approving the revised development plan subject to 9 conditions.

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Department.
 2. The access driveway and required parking area shall be paved to standards required by the Knox County Department of Engineering and Public Works.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
 5. Maintaining the existing landscape screen (as designated on the development plan) that surrounds this site as a natural buffer for the proposed facility.
 6. Installing all proposed 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 Department of Engineering and Public Works to guarantee such installation.
 7. Any proposed sight lighting shall be directed away from any adjoining property or right-of-way.
 8. All proposed signs meeting the size and location requirements of Article 3.90 of the Knox County Zoning Ordinance is subject to Planning Commission staff approval.
 9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this revised plan meets the requirements for approval in the PC (Planned Commercial) zone and the other criteria for approval of a Use on Review.

Comments: REQUEST: This proposed commercial tree service and mulching facility was approved by the Planning Commission on September 14, 2017 through the Use on Review approval process (9-A-17-UR). The approval included a condition on combining the driveways for the commercial tree service and mulching facility and the existing self-service storage facility into a single driveway that will line up with the existing driveway for the convenience store located on the northwest side of Jim Jones Ln. The final design of the combined driveway was subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission staff.

When trying to move forward with designing the combined driveways, the applicant contacted but could get no response from the owner of the self-service storage facility. Staff has reviewed and approved the proposed design of the separate driveways that includes the addition of a painted stop bar and stop sign at each driveway. The proposed stop control measures will all be located within the public right-of-way for Jim Jones Ln.

BACKGROUND INFORMATION: The applicant is requesting approval for a commercial tree service and mulching facility with a proposed office and shop building containing approximately 11,000 square feet on this 5.44 acre site that is located on the northeast side of Oak Ridge Highway just north of the intersection of Oak Ridge Highway and Pellissippi Parkway. While the site has frontage along Oak Ridge Highway, there will be no direct access to the road. Proposed access to the site will be a driveway connection out to Jim Jones Ln., a local street that has direct access to Oak Ridge Highway and serves two commercial sites just north of the property.

The site has a natural landscape buffer that surrounds the property and is to remain undisturbed. Additional landscape buffers will be added to help screen the proposed building and business vehicle parking area. The areas on the site for log storage and the mulching operation have been clearly identified on the plan in a central location.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND

THE COMMUNITY AS A WHOLE

- 1. The proposed commercial tree service and mulching facility will have minimal impact on local services since utilities are available to serve this site.
- 2. The proposed development is compatible with the scale and intensity of other development that has occurred in this area and as proposed will have little or no impact on the surrounding commercial uses.

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

- 1. With the recommended conditions, the proposed development meets all requirements of the Knox County Zoning Ordinance.
- 2. The proposed development 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for general commercial uses. The proposed commercial tree service and mulching facility is consistent with the Sector Plan and approved zoning designation.
- 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. Meeting all applicable requirements of the Knox County Health Department.
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Summary of Action: APPROVE the request for a revision to the conditions of approval of the commercial tree service and mulching facility (9-A-17-UR - 9/14/2017) by eliminating the shared access condition and approving the revised development plan subject to 9 conditions.

Date of Approval: 12/13/2018 **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:**