

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
400 Main Street
Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 2-C-14-UR **Related File Number:**
Application Filed: 12/20/2013 **Date of Revision:**
Applicant: ANDREW GODWIN, ARCHITECT

PROPERTY INFORMATION

General Location: North side of Sycamore Dr., north of West Industrial Pkwy.
Other Parcel Info.:
Tax ID Number: 80 M C 023 & 024 **Jurisdiction:** City
Size of Tract: 3.3 acres
Accessibility: Access is via Sycamore St., a local street with pavement width of 28' within a 60' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Testing laboratory & vacant land
Surrounding Land Use:
Proposed Use: Addition to an existing business (laboratory) **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in the Pleasant Ridge Industrial Park. Zoning in the immediate vicinity of the site is I-1 (Planned Industrial Park) District. The RP-1 zoned property to the north of this site has topographic challenges which probably explains why it is still vacant.

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

Street: 2323 Sycamore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-1 (Planned Industrial Park)
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:

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 permit a 9,792 square foot expansion of the existing facility as shown on the site plan subject to 3 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Department
3. Combining the two tax parcels via the subdivision process

Comments: This applicant is requesting approval of a plan that will permit the expansion of the Galbraith Laboratories facility in the Pleasant Ridge Industrial Park. This business has been in operation for many years. It has experienced incremental growth throughout its history with multiple building expansions. This plan proposes a building expansion of approximately 9,800 square feet. In order to accommodate this expansion, the applicant will need to get the two tax parcels that make up this site combined by way of the subdivision process. It appears by the plans submitted for review that the request will meet the setback, parking, lot coverage and all other requirements of the I-1 (Planned Industrial) District regulations. The Knoxville Engineering Department has expressed serious reservations regarding the preliminary storm water drainage plan that was submitted with this request. They have been provided a conceptualized drainage plan that may not adequately address the City's storm water control regulations. In order for this project to move forward, a detailed drainage will have to be approved by the Knoxville Engineering Department prior to the issuance of any permits for this proposed expansion.

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

- 1. All public utilities are available to serve the site.
- 2.3. The proposed addition is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

- 1. With the recommended conditions, the proposal meets all requirements of the I-1 (Planned Industrial) zoning as well as the general criteria for approval of a use on review.
- 2. The proposed development with the recommended conditions 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. 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 since the development is located off of two arterial streets. 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 Knoxville One Year Plan the Northwest City Sector Plan propose light industrial use for this site.

Action: Approved

Meeting Date: 2/13/2014

Details of Action:

Summary of Action: APPROVE the request to permit a 9,792 square foot expansion of the existing facility as shown on the

site plan subject to 3 conditions

Date of Approval:

2/13/2014

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

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: