

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-F-22-UR **Related File Number:**
Application Filed: 12/30/2021 **Date of Revision:**
Applicant: POWER SOLUTIONS HOLDINGS

PROPERTY INFORMATION

General Location: Northwest side of Data Ln. terminus, generally east of Lovell Rd & northeast of Murdock Dr.
Other Parcel Info.:
Tax ID Number: 118 17318 **Jurisdiction:** County
Size of Tract: 3.87 acres
Accessibility: Access is off of Data Lane, a local road with a 25-ft pavement width inside a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: IND
Surrounding Land Use:
Proposed Use: Expansion of the existing office/warehouse facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP (Technology Park)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located in the "Tech Corridor" and is largely surrounded by office buildings and office/warehouse developments, though it abuts a single family detached residential neighborhood to the rear of the property in the north.

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

Street: 1035 Data Ln.
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: None noted for this property; the TO (Technology Overlay) zone was applied to this property in 1983 when the zone was created and applied to the Tech Corridor.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the request to expand this office-warehouse development in the BP zone subject to three conditions.

Staff Recomm. (Full):

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

This is a request to expand an existing office/warehouse development. The proposed structure would function as an extension of the existing building, providing additional space for offices, warehousing, and a research and development area.

This property is in the BP (Business and Technology Park) / TO (Technology Overlay) zones. Per Section 5.50.12 of the Knox County Zoning Ordinance, applications in the BP zone require approval through the use on review process, and applications in the TO zone require approval by the TTCDA (Section 5.90.01). The request was approved by the TTCDA on November 8, 2021 (Case 11-B-21-TOB).

The 3.87-acre site is at the northern terminus of both Data Lane and Corridor Park Boulevard. The new building is proposed on the western side of the site and an additional access point is depicted off of Corridor Park Boulevard. However, the applicant has since decided not to implement the new driveway. This change does not change the impact of the project on the surrounding properties, and it is still in compliance with the zoning ordinance, so the changes to the site plan in the southwest corner of the site can be handled during permitting after an administrative TTCDA approval recording the changes.

This property was originally platted as two separate parcels. The existing detention pond was originally designed for one of those parcels and the adjacent property to the south (see Exhibit A, plat from 2005, lots 14 & 16). The pond will require modification to accommodate the additional land. This will be resolved during the permitting phase, and this was agreed upon by the TTCDA.

The proposal meets all setback requirements. The adjacent lots to the north are single family residential, so a 100-ft setback is required at the rear of the site, and this has been met. This is greater than the 50-ft peripheral boundary required for the BP zone boundary at the rear of the site.

The proposed new building is approximately 9,193 sq ft in area. Combined with the square footage of the existing building, the total building footprint on the site is 17,242 sq ft. The BP zone has requirements for ground area coverage (GAC), floor area ratio (FAR), and impervious area ratio (IAR), and all are in compliance with the required metrics. The IAR will decrease further once the second driveway is removed from the plans.

The TTCDA Guidelines require a minimum of 11 parking spaces and allow a maximum of 17 spaces based on the mix of office and warehouse uses in the new building. 10 spaces are proposed for the new building, but the building will also share the parking at the existing building. Shared parking is typically better suited for uses with differing peak times. However, in this case, the parking for the existing building is significantly over the maximum allowed, and staff finds the shared parking option to be preferable over adding additional spaces for the new building. A waiver was approved by the TTCDA to allow the parking to be 1 space below the minimum required.

The proposed landscaping is in compliance with the BP zoning regulations and with the TTCDA Guidelines. Most of the landscaping is to the rear and west side of the property. The rear of the property faces single family residences and the west side is visible from Corridor Park Boulevard, so concentrating the landscaping on those two sides of the building is appropriate.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated TP (Technology Park) on the Northwest County Sector Plan. The TP land use has the following description: "This land use primarily includes offices and research and development facilities. The target area for such development has been the Pellissippi Technology Corridor."

B. For this Use on Review application to be approved in the TP land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

C. The proposed expansion of the office-warehouse use is consistent with the sector plan and One Year Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The BP (Business and Technology Park) zone is intended to provide for a wide range of land uses which are generally categorized in business, industrial and/or office classifications of use, whether in the public or private sectors. The permitted land uses are intended to include those businesses which require building spaces characterized by offices, research and development, manufacturing, and/or combinations of such uses. Potential impacts are addressed within this district through site-specific planning and design, consistent with the regulations contained herein specific to, but not limited to: area requirements, maximum lot coverage and building height limits, landscaping, utilities, signs, and off-street parking regulations.

B. The proposed development plans meets the aforementioned requirements of the BP zone.

C. The BP zone permits the proposed office-warehouse use by right, though development plans require approval by the Planning Commission through the use on review process.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed office-warehouse building is compatible with the surrounding area. This property is located in the Technology Overlay zone, which consists of mostly office buildings, research and development facilities, and office-warehouse uses.

B. The building is to be one story height and is of a similar square footage as other buildings in the vicinity.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed office-warehouse is an extension of a use already on the site. The additional building is not expected to significantly injure the value of adjacent property.

B. The property abuts single family residences to the north at the rear of the site. The existing vegetation in that portion of the site is substantial and is to be retained, which should help to mitigate potential noise or visual impacts.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The site is accessed via local roads off of Dutchtown Road, a minor arterial, which is classified to handle large traffic capacities. No traffic through residential subdivisions or side streets is required to access this property.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed expansion.

Action: Approved

Meeting Date: 2/10/2022

Details of Action:

Summary of Action: Approve the request to expand this office-warehouse development in the BP zone subject to three conditions.

Date of Approval: 2/10/2022

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: