

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 3-E-22-UR **Related File Number:**  
**Application Filed:** 1/24/2022 **Date of Revision:**  
**Applicant:** URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

**General Location:** Northeast side of Schaeffer Road, north of Lovell Road, east of Pellissippi Parkway  
**Other Parcel Info.:**  
**Tax ID Number:** 104 120 **Jurisdiction:** County  
**Size of Tract:**  
**Accessibility:** Schaeffer Rd is a major collector with an 18-ft pavement width inside a 46-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** AgforVac (Agriculture/Vacant Land/ Forestry)  
**Surrounding Land Use:**  
**Proposed Use:** Office-warehouse development **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** MDR/O (Medium Density Residential/ Office)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The Schaeffer Road/Pellissippi Parkway interchange is nearby to the south. This section of Schaeffer Road has a lot of office-warehouses and office buildings. There are single family residential developments nearby to the northeast off of Lovell Road.

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

**Street:** 1620 Schaeffer 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:** 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the request for an office-warehouse development in the BP (Business and Technology Park) zone, subject to four 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 other applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements and conditions of the TTCDA approval.

Comments:

This is a request for an office-warehouse development 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 March 7, 2022 (Case 3-B-22-TOB).

The property is located on Schaeffer Road. Schaeffer Road can be accessed off of Pellissippi Parkway and off of Lovell Road, and it is a major collector. Access is proposed on the northern side of the site farther away from the Pellissippi Parkway/Schaeffer Road interchange.

The subject property is shaped like an "L" and comprises 2.2 acres. Two buildings are proposed on the property – one closer to Schaeffer Road on the south side of the property and the other situated a little farther back from the road on the north side of the property. Both buildings are to be one story with a proposed area of 11,700 sq ft for the building on the southern end of the site (Building A) and 11,250 sq ft for the building on the northern end of the site (Building B). The combined square footage is 22,950 sq ft.

The BP zone has requirements for ground area coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR), and all are in compliance with the required metrics.

Proposed parking is in compliance with the TTCDA Guidelines, which requires between 30 and 45 spaces total for the square footage proposed for both office-warehouse buildings. Since tenants have not yet been identified, the applicant is proposing 45 spaces, the maximum number of spaces allowed. Parking is located in front of both buildings. The parking lot setback requirement when parking is located between a building and the street is 20 feet. The applicant requested a waiver from the TTCDA to decrease the parking lot setback to 4.6 ft for Building A since this portion of the lot is not very deep.

Both buildings have loading docks facing Schaeffer Road. The TTCDA Guidelines allow for loading docks to be located on front facades of public streets if a side or rear position is not feasible as long as adequate screening is provided. Due to the topography, a row of shrubs that will reach 5-ft provides screening from the street from Building A loading dock doors (see Sheet C-3 for line of sight profiles). Building B is directly across from the driveway entry into the site, so it is more visible than Building A. However, it is located 178 ft from the right-of-way, placing it farther from the line of sight. In past cases where loading dock doors were across from driveways, applicants were required to install an awning above the loading dock doors to cast a shadow over the doors to camouflage them. If awnings were to be a required condition for this development, they could match those used above the pedestrian doors.

Landscaping and lighting were both in compliance with the TTCDA Guidelines.

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 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 development 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 buildings are to be one story height, are of a similar square footage, and have a similar aesthetic as other buildings in the vicinity.

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

A. The proposed office-warehouse is similar to other uses in the area. This new development is not expected to significantly injure the value of adjacent property.

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

A. The site is accessed off of Schaeffer Road, a major arterial, which is classified to handle large traffic capacities. Schaeffer Road can be accessed off of Pellissippi Parkway and off of Lovell Road. 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 office-warehouse development.

**Action:** Approved **Meeting Date:** 3/10/2022

**Details of Action:**

**Summary of Action:** Approve the request for an office-warehouse development in the BP (Business and Technology Park) zone, subject to four conditions.

**Date of Approval:** 3/10/2022 **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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**