

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-G-22-UR **Related File Number:**
Application Filed: 1/24/2022 **Date of Revision:**
Applicant: AMY SHERRILL, BENEFIELD RICHTERS CO.

PROPERTY INFORMATION

General Location: North side of Oak Ridge Highway, east of Karns Crossing Lane
Other Parcel Info.:
Tax ID Number: 78 15801 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Oak Ridge Highway, a major arterial road with a 35-ft pavement width and a right turn lane inside a 100-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: OF (Office)
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** BP-1 (Business Park Type 1)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area along Oak Ridge Highway consists of a mix of office, commercial and single family residential uses.

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

Street: 7350 Oak Ridge Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
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: Levan King Cranston

Staff Recomm. (Abbr.): Approve the request to for a landscape supply facility in the CA (General Business) zone, subject to the following conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to section 4.102. Standards for the use-on-review approval of contractor’s storage yards and the attached Plan of Operations memo.
3. Revise driveway per the requirements of Knox County Engineering and Public Works and TDOT during the permitting phase.

With the conditions noted, this plan meets the requirements for approval in the CA (General Business) zone and the other general criteria for approval of a Use on Review.

Comments: This proposal is for a landscape supply storage facility which meets the Knox County definition for a contractor’s storage yard. Per section 5.31.03 of the Knox County Zoning Ordinance, contractor’s storage yards require approval through the use on review process.

This proposal consists of one parcel approximately 1 acre in size with an existing single-story building located near the front of the property along Oak Ridge Hwy. There is a total of 17 existing parking spaces.

The applicant is proposing a 4,800-sqft landscape supply area that will be enclosed by a 6-ft chain-link fence with opaque screening. This will be built and located at the rear of the property and will meet the required 25-ft setback.

It is proposed that vehicles will access the landscape storage area via Karns Crossing Lane, and exit using the subject property’s access to Oak Ridge Highway. This will require a joint access agreement with the adjacent property to the west, parcel ID 078OC001.

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 proposed use conforms with the Northwest County Sector Plan land use classification of BP-1 (Business Park).

B. The property meets the criteria for BP-1 which includes flat topography, and being distant from low and medium density residential developments. BP-1 allows for light manufacturing and distribution centers with tractor-trailer transportation, the proposed use is less intense than what is described in this land use classification. The proposal meets all minimum development requirements including being located along an arterial road, having a minimum lot size of 1 acre, minimum required 25-ft setback for all storage areas, and appropriate screening and fencing.

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

A. The CA (General Business) zone, is intended for general retail business and services, but not for manufacturing or for processing materials. CA zoning permits a wide range of commercial uses. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services, retail, and vehicle repair/services.

C. The proposed landscape supply area is primarily for storage of landscape materials within a fenced

area with opaque screening. This proposal is not intended for the manufacturing of products.
D. With the stated conditions, the proposed landscape supply facility is consistent with the Knox County Zoning Ordinance.

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. There will be no modifications to the exterior of the building.
- B. Existing development in the area includes a parking lot, office building, and some undeveloped properties to the east and west. The proposed use is compatible with the existing development of the area.

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

- A. The landscape supply area will be located in the rear of the property and appropriate fencing and screening will lessen the risk of significantly injuring the value of adjacent properties.

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

- A. It is not anticipated that this proposed use will draw additional traffic through residential areas.

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 use.

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

Details of Action:

Summary of Action: Approve the request to for a landscape supply facility in the CA (General Business) zone, subject to the following 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": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**