

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 4-D-12-UR **Related File Number:**
Application Filed: 2/27/2012 **Date of Revision:**
Applicant: TB PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southeast side of Thorn Grove Pike, north side of Interstate 40, west of Midway Rd.
Other Parcel Info.:
Tax ID Number: 74 PART OF 097 **Jurisdiction:** County
Size of Tract: 34 acres
Accessibility: Access is via Thorn Grove Pike, a minor arterial street with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Warehouse/Distribution **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR & O
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has developed with agricultural and rural residential uses under A (Agricultural) zoning.

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

Street: 8906 Thorn Grove Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) or EC (Employment Center) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoning of property to PC or EC currently under consideration by the Planning Commission (4-G-12-RZ and 4-C-12-SP)

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 development plan for a warehouse distribution facility of approximately 64,000 square feet, subject to the following 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Providing documentation to the Knox County Department of Engineering and Public Works that the driveway profile and vertical curve for the intersection of the driveway entrance at Thorn Grove Pike is within acceptable limits.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Building construction is not permitted within the hatched contour area of the sinkhole or the 5' drainage easement extending outside of the uppermost closed contour (1032 contour). Building construction within the 50' setback from the uppermost closed contour may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Revising the landscape plan to: a) Provide a "Type A" landscape screen between the loading dock area and Thorn Grove Pike (see attachment); b) Identify the existing tree coverage on the southern half of the site that will remain undisturbed; c) Providing more evergreen trees on the plan on the north side of the site between the building and Thorn Grove Pike; d) Providing details of the "landscaping area" between the building and the retention pond; and e) providing a mix of landscaping along the building facades to reduce the impact of the building mass. The revised landscape plan shall be submitted to Planning Commission staff for approval.
7. Installing all landscaping, as shown on the revised landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.
8. Site lighting plan to comply with the requirements of the Knox County Zoning Ordinance. It is recommended that the proposed lighting meet the lighting design guidelines for the Tennessee Technology Corridor.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the PC (Planned Commercial) or EC (Employment Center) zoning districts, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to develop a warehouse distribution facility for a restaurant supply company on a 22.13 acre tract located northwest of the interchange of I-40 and Midway Rd. Access to the site is off of Thorn Grove Pike at a location approximately 1800 feet west of Midway Rd.

The proposed facility includes an office area of 20,507 square feet and 42,646 square feet of warehouse space for a total building area of 63,153 square feet. The proposed facility and the main entrance to the building is oriented towards I-40. A warehouse expansion of approximately 30,000 square feet is planned for the future and would be considered through a separate use on review application.

The property which is presently zoned A (Agricultural) is before the Planning Commission at this meeting for consideration of a plan amendment and rezoning. While the rezoning request is to PC (Planned Commercial), Staff is recommending rezoning to EC (Employment Center). The proposed development plan has been reviewed for compliance under both the PC and EC zoning designations.

The development site includes two sinkholes/closed contour areas. The larger sinkhole which is on the

west side of the proposed building (identified as the 1032 contour) has had the biggest impact on the location of the proposed building. Under the County's stormwater ordinance, building construction is not permitted within the hatched contour area of the sinkhole or the 5' drainage easement extending outside of the uppermost closed contour. It has been the practice of the Staff and Planning Commission to require a 50' building setback from the uppermost closed contour. Construction in that area is permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works.

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

1. Public water is available from KUB to serve the site. Sanitary sewer is not available. The use of a septic system is subject to approval by the Knox County Health Department.
2. The request will have no impact on the school system.
3. The proposed warehouse/distribution center use generates lower traffic volumes than other commercial uses. All truck traffic will be directed back to Midway Rd and the interstate. The existing streets are sufficient to handle these additional trips.
4. The recommended revisions to the landscape plan shall help to reduce the visual impact of the proposed development on the area.

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

1. The proposed warehouse/distribution facility is consistent with the general standards for uses permitted on review: The proposed development is consistent with the proposed amendments to the Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. With the recommended conditions, the proposed use is more compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. With the close proximity to the interstate interchange, the use will not draw significant additional traffic through residential areas.
2. With the recommended conditions, the proposal meets all requirements for approval of a warehouse/distribution facility in the PC (Planned Commercial) or EC (Employment Center) zoning districts.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposed development plan conforms with the recommended amendment of the East County Sector Plan to Business Park - Type 1, and recommended rezoning to EC (Employment Center).
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Denied (Withdrawn) **Meeting Date:** 5/10/2012

Details of Action:

Summary of Action:

Date of Approval: **Date of Denial:** **Postponements:** 4/12/2012

Date of Withdrawal: 5/10/2012 **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:**