

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-D-22-UR                      Related File Number:  
Application Filed: 2/25/2022              Date of Revision:  
Applicant: REBECCA MCCONKEY

## PROPERTY INFORMATION

General Location: South side of Neal Drive, east of Tice Lane  
Other Parcel Info.:  
Tax ID Number: 38 N B 00201                      Jurisdiction: County  
Size of Tract: 0.37 acres  
Accessibility: Access is via Neal Dr. a local road with a 22 ft pavement width within a right-of-way of 40 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac (Agriculture/Forestry/Vacant Land)  
Surrounding Land Use:  
Proposed Use:    Density:  
Sector Plan: North County                      Sector Plan Designation: O (Office)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This property is located in an area with a mix of uses which primarily consist of office and commercial uses, with some single and multi-family residential uses nearby.

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

Street: 3604 Neal Dr.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)  
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 for a bus storage lot subject to 4 conditions.

**Staff Recomm. (Full):**  
1) Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
3) Screening/fencing is required along the front of the subject property.  
4) Obtaining the required peripheral setback variance from the Knox County Board of Zoning Appeals.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the other criteria for approval of a Use on Review.

**Comments:** This proposal is for a bus storage lot. The Knox County zoning ordinance has specific requirements for the storage of school buses for the purpose of protecting sensitive uses nearby. The applicant has proposed a total of 13 parking stalls with a 30' x 60' enclosed garage to shelter buses from weather. The perimeter of the property will be fenced to provide appropriate screening. This proposed development will require one variance for the east peripheral setback and will go before the BZA for approval.

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 O (Office) on the Sector Plan. The O land use classification has the following description: This land use includes business and professional offices and office parks.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.  
A. The PC Zone, is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.  
B. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers.  
C. With the stated conditions, the proposed school bus storage lot 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. The proposed school bus storage area is compatible with the adjacent Knox County parking waste transfer to the east, and other commercial and industrial uses nearby.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.  
A. 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. Access is via Neal Dr, which is located off Maynardville Pike, a Major Arterial Road capable of handling high volumes of traffic. Access to the subject property will avoid residential subdivisions and side streets.  
B. The development plan identifies that the entire property will be fenced meeting all screening requirements.
- 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 development.

**Action:** Approved with Conditions **Meeting Date:** 4/14/2022

**Details of Action:**

**Summary of Action:** Approve the request for a bus storage lot subject to 4 conditions.

**Date of Approval:** 4/14/2022 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**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:**