

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-D-24-DP Related File Number:
Application Filed: 2/26/2024 Date of Revision:
Applicant: RON D LENNOX

PROPERTY INFORMATION

General Location: West side of Harris Rd, north of Parker Dr
Other Parcel Info.:
Tax ID Number: 60 079.09, 079.10 Jurisdiction: County
Size of Tract: 15.42 acres
Accessibility: Access is via Harris Road, a minor collector road with a pavement width of 20 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Office and warehouse space Density:
Sector Plan: Northeast County Sector Plan Designation: O (Office), HP (Hillside Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The property is located in an area with a mix of uses which include single family residential to the west, and a mix of commercial and industrial uses located on the east side of Rutledge Pike.

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

Street: 0 HARRIS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC(k) (Planned Commercial) with conditions
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned in 2019 from RB to PC(k) [10-I-19-RZ]

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office), HP (Hillside Protection)
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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the development plan for office and warehouse use in the PC(k) zone, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering & Public Works department.
3. Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.
4. Installing all required landscaping within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
5. All site lighting fixtures, pole mounted and attached to the building, shall be full cut-off fixtures or have housing shields to direct the light toward the ground and to restrict the light source from being visible from the adjacent residential properties.
6. Providing non-reflective, dark exterior building materials below wall mounting site lighting on the west elevation of the building on Lot A. The revised building elevations must be reviewed and approved by Planning staff before building permits are issued.

Comments:

This proposal is for an office warehouse facility that consists of two buildings. The first includes office space and 60,00 sq ft of warehouse space, and the other is a 1-story building that serves as an 18,000 sq ft equipment shed. The site is located on two parcels (Lots A and B on the development plan).

The facility will be utilized by Skilled Services, LLC, a general contractor in East Tennessee whose specialty is renovation & re-model work specifically for schools, defense and healthcare facilities. The warehouse will be used for minor assembly work for glass, steel, and glazing divisions and will contain storage for project materials. The applicant has stated that the hours of operation would be 9 am to 5 pm for the office and 8 am to 5 pm for the warehouse and truck traffic.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC(k) (Planned Commercial) with conditions:

- A. The PC (Planned Commercial) 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. The Planning Commission placed a condition on the PC zoning for this site that requires a Type A landscape screening along the shared property line with adjacent residential uses (10-I-19-RZ). This screening is being provided along the rear property line and north of the development.
- C. The proposed structures meet the height restriction of the PC zone. The site layout conforms to the setback, lot coverage, landscaping, and parking requirements of the zone. With the required conditions, the development meets the zoning ordinance's intent.
- D. The administrative procedures for the PC zone require the Planning Commission to approve revised development plans for any changes, alterations, amendments, or extensions to the development plan. Approval of such changes may be granted if, in the opinion of the planning commission, the requested changes would be in keeping with the intent and provisions of this resolution. (Section 5.33.13 Administration (d).)

2) GENERAL PLAN - DEVELOPMENT POLICIES

- A. The development plan is consistent with the Development Policy 8.12, which encourages fencing, landscaping screens, earth berms, height restrictions, and/or deeper than usual building setbacks

when commercial uses abut residential property. The PC zone has a 50' peripheral boundary and the development plan proposes Type A landscape screening along the west and north sides where it is adjacent to residential properties. Furthermore, the rear building (on lot 'A') will sit on a lower grading level than the adjacent residential properties to the west.

B. The proposed plan is consistent with the Development Policy 9.3, the intent of which is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The building heights meet the zoning standards (not to exceed 45 ft). The landscaping elements are incorporated to soften the appearance of the building.

C. The recommended condition of using shields or full cut-off light fixtures is compatible with the Development Policy 9.6, which advocates fostering light abatement in public and private developments.

3) NORTHEAST COUNTY SECTOR PLAN

A. The property has the O (Office) land use classification, which allows consideration of the PC (Planned Commercial) zone with covenants. Office and warehouse uses are permitted here according to the recorded protective covenants (Instrument 202202240066015).

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and service.

Action: Approved with Conditions **Meeting Date:** 4/11/2024

Details of Action:

Summary of Action: Approve the development plan for office and warehouse use in the PC(k) zone, subject to 6 conditions.

Date of Approval: 4/11/2024 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Court of Competent Jurisdiction

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:**