

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-E-20-UR **Related File Number:**
Application Filed: 2/24/2020 **Date of Revision:**
Applicant: MOMENTUM REALTY GROUP OF KNOXVILLE, LLC

PROPERTY INFORMATION

General Location: Southeast side of Virginia Pine Way, east of Valley Vista Rd., southwest side of Pellissippi Pkwy.
Other Parcel Info.:
Tax ID Number: 103 12014 **Jurisdiction:** County
Size of Tract: 4.39 acres
Accessibility: Access is via Virginia Pine Way, a private street off of Valley Vista Rd. within the Vista Dei Monte development.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Office/warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD, NWCO - 5
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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

Street: 10710 Virginia Pine Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) (k) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned PC (Planned Commercial) (k) / TO (Technology Overlay) in September, 2006

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for an office/warehouse development with approximately 20,032 square feet located within two buildings, subject to the following 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Installation of all sidewalks as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works. Staff is recommending that a greenway connection be provided to the existing greenway that runs along Pellissippi Parkway. The feasibility of that connection will be evaluated when the plans for Building 2 are presented to the Tennessee Technology Corridor Development Authority (TTCDA) for review.
3. Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Landscaping shall be installed so as not to interfere with the sight triangles and visibility along public streets.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to TTCDA approval.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Obtaining a Certificate of Appropriateness from the TTCDA for the proposed development (5-A-20-TOB). Building 2 will require a separate TTCDA review and approval when the plans for that building are completed.

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

Comments:

This is a request for approval of an office/warehouse development on this 4.33 acre lot within the Vista Dei Monte Subdivision. The site has access out to Valley Vista Road, a minor collector street via Virginia Pine Way. The proposed development includes two buildings with a total building area of 20,032 square feet. Building 1 which is proposed at 10,000 square feet will be occupied by Clear Defense Pest Control. Building 2 which has a proposed building area of 10,032 square feet is identified as a future building. Staff has reviewed the site layout for Building 2 under this use on review application. The development plan includes a total of 55 parking spaces.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on May 11, 2020. Building 2 will require a separate TTCDA application for review and approval when the plans for that building are completed.

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

1. All public utilities are available to serve the site.
2. The proposed commercial development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposed office/warehouse development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the

Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site has access to a collector street.
2. The proposal meets all requirements for approval of a office/warehouse development in the PC (Planned Commercial) zoning district.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes mixed use developments for this site. The proposed commercial development in this PC zone is in conformity with the Sector Plan and zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/9/2020

Details of Action:

Summary of Action: APPROVE the development plan for an office/warehouse development with approximately 20,032 square feet located within two buildings, subject to the following 7 conditions.

Date of Approval: 4/9/2020 **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:**