

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-E-24-DP Related File Number:
Application Filed: 2/26/2024 Date of Revision:
Applicant: LOGAN HIGGINS

PROPERTY INFORMATION

General Location: Southeast side of Martel Ln, northeast of Circle Oak Dr
Other Parcel Info.:
Tax ID Number: 147 C D 003 Jurisdiction: County
Size of Tract: 19502 square feet
Accessibility: Access is via Martel Ln, a local street with a 32-ft pavement width within 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Office / warehouse Density:
Sector Plan: South County Sector Plan Designation: NC (Neighborhood Commercial), HP (Hillside Prot)
Growth Policy Plan: Rural Area
Neighborhood Context: The site is located in a commercial node at the northeast corner of the Maryville Hwy and W Governor John Sevier Hwy. This area is predominantly rural and low density residential development.

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

Street: 6742 MARTEL LN
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: In 1990, this property was rezoned to PC (Planned Commercial) from A (Agricultural) (12-N-89-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial), 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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the development plan for a 2,060 sq ft office/warehouse building and requested revisions to the protective covenants for Southwood Commercial Park, subject to 5 conditions.

Staff Recomm. (Full):

- 1) The maximum height of the buildings shall be 35 feet per the Tennessee Scenic Highway System Act of 1971 (TCA §54-17).
- 2) Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.
- 3) Provide a sidewalk along the frontage of the property.
- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

Comments:

The applicant is seeking approval to construct a 2,060 sq ft office/warehouse building on the subject property within the Southwood Commercial Park. This is a revision to the previous approval for 4 office warehouse buildings on the south side of Martel Ln (6-G-23-DP). The protective covenants on this property allow office uses, but do not explicitly allow warehouses and storage. They do not prohibit warehouse or storage uses. The applicant will amend the covenants to include warehouse uses among other uses. See Exhibit B.

Side setbacks have been amended from the 10 ft previously approved to 5 ft, and the front setback is changing from 25 ft to 5 ft. The building will have a 15 ft front setback. The PC zone does not have minimum setbacks, only the peripheral boundary, so the proposed setbacks are permitted in the PC zone. The building exterior will be predominantly metal with wood and brick used as accents, capped with a metal roof. The wood is used on the wall at the building entry, which also features an aluminum storefront system and the brick is used on the ground level of the west facade and a portion of the south facade, with metal used above that on the second level.

The structure is 23 ft, 2 in tall, which is within the 35-ft building height restriction for buildings within 1000-ft of state designated scenic highways (TCA § 54- 17-115). No signage has been proposed. Any signage will be limited to 100 sq ft and will not have moving lights per TCA Tennessee Code Annotated § 54-17-109.

Per the Knox County Sidewalk Ordinance, a sidewalk is required along the frontage of Martel Ln.

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 (Planned Commercial):

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. The existing buildings in the PC zone have been built with brick facades. There is 9 ft tall brick along the west and south elevations, which will be seen from Martel Ln and W Governor John Sevier Hwy, a state scenic highway. A landscape plan is included and will screen the parking area.

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. The protective covenants created by the Southwood Commercial Park permit office uses. The applicant will revise the covenants to include warehouse uses.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (4.2) Require vehicular and pedestrian connections between subdivisions to encourage safe access to community facilities and to reduce reliance on the automobile - A sidewalk connection will be made from the Dollar General to this property on Martel Ln.

B. (6.2) Compliment natural land forms when grading, and minimize grading on steep slopes and within floodways. - The property is located within the HP (Hillside Protection). The proposed plans would require 0.067 acre of Hillside land disturbance, which is within the recommended disturbance of 0.1 acre.

3) SOUTH COUNTY SECTOR PLAN

A. The property is classified NC (Neighborhood Commercial). The scale of the commercial operation is consistent with other developments in the area. A sidewalk connection to Dollar General will be required.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the County's Rural Area. Per the Growth Policy Plan, the Rural Area designation shall not impede the right of the property owner to develop the property for the purpose permitted by that property's zoning. The proposed development meets the relevant standards of the PC (Planned Commercial) zone.

5) GOVERNOR JOHN SEVIER SCENIC HIGHWAY CORRIDOR STUDY (2019)

A. The Governor John Sevier Scenic Highway Corridor Study proposes standards to landscaping, tree preservation, building orientation, parking location, signage style and size. The primary entrance faces W Governor John Sevier Hwy and its façade will include 9 ft tall brick. The brick is compatible with the existing buildings in the PC zone and is an allowed exterior material in the Southwood Commercial Park covenants. Additionally, the Hillside Protection area will be within the recommendation disturbance of 0.1 acre. The existing vegetation on the site should be preserved as much as possible to complement any new landscaping. Building height will be limited to 35 ft tall and sign size will be limited to 100 sq ft per Scenic Highway System Act of 1971.

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

Details of Action:

Summary of Action: Approve the development plan for a 2,060 sq ft office/warehouse building and requested revisions to the protective covenants for Southwood Commercial Park, subject to 5 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:**