

# 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

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**File Number:** 4-F-07-UR

**Related File Number:**

**Application Filed:** 3/5/2007

**Date of Revision:**

**Applicant:** ASG, INC.

## PROPERTY INFORMATION

**General Location:** North side of Oak Ridge Hwy., south side of Beaver Ridge Rd.

**Other Parcel Info.:**

**Tax ID Number:** 91 001 & 001.03

**Jurisdiction:** County

**Size of Tract:** 2 acres

**Accessibility:** Access is via Oak Ridge Hwy., a major arterial street with a 32' pavement width within an 88' right-of-way, and Beaver Ridge Rd., a local street, with a 19' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Portion of site is under construction for a retail center.

**Surrounding Land Use:**

**Proposed Use:** 2 office buildings

**Density:**

**Sector Plan:** Northwest County **Sector Plan Designation:** C & STPA

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This property is located in an area that has a mix of commercial and residential land uses.

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

**Street:**

**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:** Rezoned to PC (Planned Commercial) in 1990 (2-K-90-RZ)

## 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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for two office buildings, with a total building area of 20,066 square feet as shown on the plan, subject to the following 10 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. Adherence to conditions outlined in the Traffic Impact Study as required by the Knox County Department of Engineering and Public Works.
  4. Any future development proposal will require use on review consideration and an updated traffic impact study.
  5. For this phase of development, access will be limited to Oak Ridge Hwy.
  6. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
  8. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works to guarantee such installation.
  9. Receiving a driveway entrance permit from the Tennessee Department of Transportation.
  10. Adherence to the protective covenants recorded for this development.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the PC zoning district.

Comments: The applicant is proposing to develop a 2 acre portion of this 14.76 acre site which is zoned planned commercial. A portion of this site was approved for a retail center in July of 2006 (7-H-06-UR). This request is for two office buildings with a total building area of 20,066 square feet. Each building will include 4 units, ranging from 2,400 sq. ft. to 2,600 sq. ft.

The subject property fronts along both Oak Ridge Hwy. and Beaver Ridge Rd. Staff is recommending that access to this site be limited to Oak Ridge Hwy. for this second phase of development. A traffic impact study was submitted as part of the previous request and addressed the 2 offices that are currently being proposed. If or when additional phases of development are proposed for this site, the applicant will be required to update the original traffic impact study.

Since this is a planned commercial development, the applicant will be required meet all requirements outlined in the protective covenants which were recorded for the first phase of development for the retail center. In addition to updating the traffic impact study, if or when additional phases of development are proposed, the applicant will need approval of another use on review with MPC and adhere to the protective covenants recorded for this project.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. Oak Ridge Hwy. is a major arterial street and has sufficient capacity to handle the additional traffic which will be generated by this development. The property fronts along both Oak Ridge Hwy. and Beaver Ridge Rd.; however, staff is limiting access to Oak Ridge Hwy. The impact of the proposed development on adjacent properties will be minimal, because the property does not face any established residential uses.
3. The proposal will have no impact on schools.
4. The proposed 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 proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed retail center is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial and stream protection uses for this site. PC (Planned Commercial) is listed as a permitted zone under the commercial designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:**

Approved

**MPC Meeting Date:** 4/12/2007

**Details of MPC action:**

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. Adherence to conditions outlined in the Traffic Impact Study as required by the Knox County Department of Engineering and Public Works.
4. Any future development proposal will require use on review consideration and an updated traffic impact study.
5. For this phase of development, access will be limited to Oak Ridge Hwy.
6. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
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9. Receiving a driveway entrance permit from the Tennessee Department of Transportation.
10. Adherence to the protective covenants recorded for this development.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the PC zoning district.

**Summary of MPC action:**

APPROVE the development plan for two office buildings, with a total building area of 20,066 square feet as shown on the plan, subject to the following 10 conditions:

**Date of MPC Approval:**

4/12/2007

**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:**