

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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the development plan for a storage warehouse structure with approximately 50,400 sqft of floor area, subject to 8 conditions.

Staff Recomm. (Full):

1. Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff. The landscape plan shall detail the species and trunk diameter of the existing trees to remain and the species of any new plantings to meet the Type A landscape screening guidelines (see Exhibit A) that are required along the shared lot line with adjacent residential uses per the zoning condition placed on the PC (Planned Commercial) zoning by Knox County Commission (10-I-19-RZ).
2. 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.
3. Meeting the requirements of the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code).
4. 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. The revised lighting plan must be reviewed and approved by Planning Commission staff before building permits are issued.
5. Providing non-reflective, dark exterior building materials below wall mounting site lighting on the northwest elevation. The revised building elevations must be reviewed and approved by Planning staff before building permits are issued.
6. Outdoor storage of containers is prohibited unless fully screened on all sides by an opaque ornamental screen per the PC (Planned Commercial) zoning standards (Section 5.33.09). If outdoor storage is proposed, it must be shown on the permit plans and the location, height, and screening plan must be review and approved by Planning staff.
7. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the noted conditions, this plan meets the requirements for approval in the PC (Planned Commercial) district and the criteria for approval of a use-on-review.

Comments:

The proposal is for a new warehouse for PODS Moving and Storage. While PODS stores personal items similar to a self-storage facility, their clients load belongings to a storage container that is delivered and picked up by PODS to their home or business. The storage container then brought to the PODS warehouse until their client requests for it to be delivered again. Their clients can go the PODS warehouse and request to retrieve items from their container, but this is a rare situation because they have to schedule an appointment and a PODS employee has pull the container from the warehouse.

In 2019, the property was rezoned (10-I-19-RZ) from RB (General Residential) to PC (Planned Commercial) (k) with the condition that a "Type A" landscaping screen be installed along any shared boundaries with residential zoning (see Exhibit A). Additionally, a "Type C" landscaping screen is required between the parking lot and a public road (see Exhibit B), shown on the plan along the south and east sides of parking lot and driveway that goes around the building.

The loading area is on the northeast elevation of the warehouse. There are two overhead doors for loading and unloading containers via a forklift. The company estimates that there will be no more than 40 trips per day for PODS business truck, which vary in size. The sight plan shows that a 53 ft tractor trailer can drive around the site. The business trucks will be stored on the east (Harris Road) side of the building, away from the residential properties.

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 Northeast County Sector Plan. The O (Office) land use has the following description: "This land use includes business and professional offices and office parks."
- B. For this Use on Review application to be approved in the Office land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.
- C. The PC (Planned Commercial) zone is permissible "with covenants" in the O (Office) land use classification. Covenants have not been created for this development since an overall business park has not been approved. The PC zone requires approval of all changes to a site be approved by the Planning Commission via the use-on-review process, which can also include the change of use if it is not consistent with the original approval.
- D. The location criteria for the O (Office) land use states that the highest intensity office uses (development that is four or more stories) should be located in close proximity to arterial/reeway interchanges or be served by transit. The proposed structure is 40 ft tall at its highest point, which is approximately the shorter than a typical 4 story structure. This site is located just off of Rutledge Pike, which is a major arterial street, and is approximately 1.75 miles from the I-40 interchange.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

- 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. Knox County 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. This screening is being provided along the rear property line.
- C. With the recommended conditions, the storage warehouse building meets the zoning standards and the condition of the PC zoning.

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 building is approximately 40-ft tall and located toward the western portion of the property. The proposed grading plan shows the building pad is at approximately the 970 elevation, which the same as the house directly to the west of the building. The house to the northwest sites about 6-10 feet higher in elevation. The landscape screening should
- C. When the required landscape screening matures, the structure should become less visible.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

- A. The proposed use should have little impact on the adjacent property because of the limited traffic the facility will generate, the required landscape screening, and the full cut-off or shielded site lighting.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

- A. The development has direct access to Harris Road which is a minor collector street.

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 use.

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

Details of Action:

Summary of Action: Approve the development plan for a storage warehouse structure with approximately 50,400 sqft of floor area, subject to 8 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: Knox County Board of Zoning Appeals

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: