

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-K-22-UR Related File Number:  
Application Filed: 2/28/2022 Date of Revision:  
Applicant: GREEN RIVER HOLDINGS

## PROPERTY INFORMATION

General Location: Northern terminus of Corridor Park Blvd., west of Dutchtown Rd.  
Other Parcel Info.:  
Tax ID Number: 118 17322 Jurisdiction: County  
Size of Tract: 2.35 acres  
Accessibility: Access is off of Corridor Park Boulevard, a local road with a 26-ft pavement width inside a 78-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: 15,000 sq. ft. Warehouse building Density:  
Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area consists predominantly of office buildings and warehouses, though much of the area is still undeveloped.

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

Street: 0 Corridor Park Blvd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: The property was rezoned from BP (Business and Technology Park) to PC (Planned Commercial) in 1998 (Case 3-O-98-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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the request for an office-warehouse development in the PC (Planned Commercial) zone, subject to six conditions.

Staff Recomm. (Full):

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all criteria of the Knox County Zoning Ordinance, Section 4.93, pertaining to enclosed and outdoor self-storage facilities.
- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all requirements and conditions of the TTCDA approval.
- 6) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the criteria for approval of a Use on Review.

Comments:

The applicant is requesting approval of an office warehouse with an area of approximately 15,000 sq ft. Access would be off of Corridor Park Boulevard, a local road one block north of Dutchtown Road, a minor arterial. The building features three loading dock doors on the right side façade, which is angled away from the street so that the doors are not readily visible from the street.

The 2.35-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay). Office warehouses are allowed in the PC zone, but per Section 5.33.13 of the Knox County Zoning Ordinance, applications in the PC zone require approval through the use on review process. Additionally, applications in the TO zone require approval by the TTCDA (Section 5.90.01). The request was approved by the TTCDA on April 11, 2022 (Case 4-C-22-TOB).

The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the TTCDA Design Guidelines.

The TTCDA approved a waiver from the Parking section of the TTCDA Guidelines to allow the development to comply with the County's Zoning Ordinance requirement instead. TTCDA would require between 15 and 23 spaces, and the County Zoning Ordinance would require a minimum of 16 spaces with no maximum. The applicant is proposing 31 spaces. Most of the parking is proposed to the front of the building, though there are four additional spaces to side of the building near the loading dock. The proposal meets the TTCDA front parking lot setback of 20 feet, which is required when parking is located in front of the building.

The landscape plan and lighting plan meet TTCDA Guideline requirements.

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. For this special use application to be approved in the TP land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.
- B. The property is designated TP (Technology Park) on the Northwest County Sector Plan. The TP land use has the following description: "This land use primarily includes offices and research and

development facilities. The target area for such development has been the Pellissippi Technology Corridor.”

C. The TP land use classification allows the PC zone, which in turn allows light distribution centers.

D. The proposed office-warehouse use is consistent with the sector plan and One Year Plan.

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

A. The Knox County Zoning Ordinance describes the PC (Planned Commercial) zone as, “intended to provide for a unified grouping of commercial buildings which do not require or desire a central business district location...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.”

B. The proposed office-warehouse development is compatible with the above description of the PC zone.

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 office-warehouse is compatible with the surrounding area. The surrounding area consists of mostly office buildings, research and development facilities, and office-warehouse uses.

B. The building will be a one story structure of a similar square footage as some of the surrounding buildings in the vicinity, though there are some that are much larger structures than what is proposed. This building will have a similar aesthetic as other buildings in the vicinity.

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

A. The proposed office-warehouse is not expected to significantly injure the value of adjacent property. Surrounding properties consist of office, light industrial, and commercial uses.

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

A. No traffic through residential subdivisions or side streets is required to access this property since Corridor Park Boulevard is one block north of Dutchtown Road, which connects directly to Pellissippi Parkway.

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 development.

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

**Details of Action:**

**Summary of Action:** Approve the request for an office-warehouse development in the PC (Planned Commercial) zone, subject to six 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:**

**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:**