

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: 5-A-16-UR
Application Filed: 3/9/2016
Applicant: KRISTIE C. CAVIN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: west side of Tice Ln., south of Neal Dr.
Other Parcel Info.:
Tax ID Number: 38 N B 00206 **Jurisdiction:** County
Size of Tract: 0.63 acres
Accessibility: Access is via Tice Ln., a local street with a pavement width of 32' within a 70' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Contractor's storage yard **Density:**
Sector Plan: North County **Sector Plan Designation:** O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in the Tice Commercial park which has been developed with general business and warehousing uses. Zoning in the area is PC (Planned Commercial). West of this property, the area transitions to residential use with PR (Planned Residential) and A (Agricultural) zoning in place.

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

Street: 6829 Tice 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: The site was zoned PC (Planned Commercial) in the 1980's

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to permit this site for use as a contractors storage yard as shown on the site plan subject to 6 conditions

Staff Recomm. (Full):
1. Provision of opaque screening around the entire site as shown on the plan. Screening must not block the required visibility triangle at the intersection of Tice Ln. and Neal Dr.
2. The driveway meeting all requirements of the Knox County Zoning or obtaining any required variances to those requirements from the Knox County Board of Zoning appeals
3. Providing all required parking on a seal surface as required by the Knox County Zoning Ordinance
4. Meeting all other applicable requirements of the Knox County Zoning Ordinance
5. Meeting all applicable requirements of the Knox County Stormwater Control Ordinance
6. Meeting all other applicable requirements of the Knox County dept. of Engineering and Public Works

With the conditions noted, this request meets the requirements for approval in the PC (Planned Commercial) zone and the other general requirements for approval of a use on review

Comments: The applicant operates a company called Roadway Solutions, LLC. The business sells and installs road guard railing. The applicant is requesting approval of a plan to permit the use of this site as a contractors outdoor storage yard. The intent is to store guard railing and the equipment associated with its installation at this location. The offices for the business are located on an adjoining property

The applicant was unaware of the requirement to obtain approval of the business / site plan through the use on review process. As a result, she has already constructed a driveway, prepared the storage yard and installed the fencing. The driveway as constructed exceeds the width permitted by the Knox County Zoning Ordinance. The driveway will need to be reconfigured or a variance will need to be obtained from the Knox County Board of Zoning Appeals. The PC (Planned Commercial) zone requires that all outdoor storage be screened by an opaque fence or landscape screen. This applicant has provided staff with a plan that shows that screening will be added to the existing fence.

Due to the nature of the businesses in the surrounding area, staff believes the proposed use will not have a negative impact. The Neal Dr. / Tice Ln. area can best be described as area containing a mixture of light industrial, warehousing and office uses. Many of the businesses in the area have equipment or products stored outdoors.

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

1. The proposed contractors storage yard will have minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial development.

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

1. The proposed contractors storage yard as shown on the site plan 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 additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The North County Sector Plan proposes commercial use for this site.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 5/12/2016

- Details of Action:**
- 1. Provision of opaque screening around the entire site as shown on the plan. Screening must not block the required visibility triangle at the intersection of Tice Ln. and Neal Dr.
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Summary of Action: APPROVE the request to permit this site for use as a contractors storage yard as shown on the site plan subject to 6 conditions

Date of Approval: 5/12/2016 **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:**