

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a new Rural Metro Fire Station with four truck bays in a building with approximately 5,872 sq. ft., subject to 6 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Obtaining a variance from Knox County's Access Control and Driveway Design Ordinance for the proposed width of the driveway entrance.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
 5. Obtaining approval and recording a final plat for any changes to the stormwater easements and maintenance agreements.
 6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments: The applicant is proposing to build a fire station on this 1.61 acre lot in the Bishop Commercial Park Subdivision which is located on the northwest side of E. Emory Rd. The site is located just east of the I-75 and E. Emory Rd. interchange in an area that has been experiencing significant development over the past few years. The site is located in a transition area between commercial development, including Tennova North Hospital, to the southwest and residential development to the northeast. The proposed building of approximately 5,872 sq. ft. will include four truck bays and living quarters. A total of 14 parking spaces are being provided.

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

1. The proposed fire station will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed fire station is compatible with the scale and intensity with the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposal meets all requirements of the PC zoning as well as the general criteria for approval of a use on review.
2. The proposed fire station is consistent with the general standards for uses permitted on review: The proposed development 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 area 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 since it is located along a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan identifies the property for commercial use. The proposed development is in compliance with that plan.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 5/11/2017

- Details of Action:**
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Summary of Action: APPROVE the development plan for a new Rural Metro Fire Station with four truck bays in a building with approximately 5,872 sq. ft., subject to 6 conditions.

Date of Approval: 5/11/2017 **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:**