

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-I-08-UR **Related File Number:**
Application Filed: 4/7/2008 **Date of Revision:**
Applicant: HIGHWAY MARKINGS, LLC.

PROPERTY INFORMATION

General Location: Southeast side of Maynardville Pike, southeast of Old Maynardville Pike
Other Parcel Info.:
Tax ID Number: 4 036.02 **Jurisdiction:** County
Size of Tract: 16.48 acres
Accessibility: Access is Maynardville Pk., a major arterial street with a pavement width of 26' within a right-of-way that is over 200' in width at this location

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Highway markings office and storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:** AG/RR & SLPA
Growth Policy Plan: Rural Area
Neighborhood Context: This site is located at the Knox/Union County boundary. Development in the area consists of detached dwellings on parcels generally one in size or greater and mixed commercial uses along Maynardville Pk.

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: The property was zoned PC (Planned Commercial) 5/29/2007 County Commission meeting

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 for the proposed business as shown on the development plan subject to 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Prior to certification of the plans for building permits, record the restrictive covenants as called for in Article 5 Section 33.14B of the Knox County Zoning Ordinance.
3. Provision of a landscaping plan for review and approval by MPC staff. Screening of outdoor storage areas and adjoining should be the primary focus of the plan
4. Establish and maintain the required stream buffer as required by the Knox County Dept. of Engineering and Public Works
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Meeting all applicable requirements of the Knox county Health Dept.
7. Obtaining a driveway connection permit from the Tenn. Dept. of Transportation (TDOT)
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to the issuance of any building permits

Comments:

The applicant is proposing to move his existing business to this location. The site was rezoned to PC (Planned Commercial) in anticipation of this move. The site is located at the Knox/Union County boundary. The primary use of this site will be to store highway construction and marking materials such as guard-rails, barrels and concrete barriers.

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

1. The proposed business will have minimal impact on local services since the needed utilities are in place to serve this development.
2. The proposed plans for the business will have minimal impact on the adjoining uses considering that the site is accessed via an arterial street.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The business plan meet the standards for development within the PC (Planned Commercial)) zoning district and all other relevant requirements of the Zoning Ordinance.
2. The proposed use 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The uses will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan and One Year Plan identifies this property as being designated for commercial use. The proposed plans for the business are consistent with the Sector Plan.
2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 5/8/2008

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
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Summary of MPC action: APPROVE the request for the proposed business as shown on the development plan subject to 8 conditions

Date of MPC Approval: 5/8/2008

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: