

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 6-A-19-TOG Related File Number:
Application Filed: 5/3/2019 Date of Revision:
Applicant: WALLACE B. MCCLURE

PROPERTY INFORMATION

General Location: North and south side of Dutchtown Road, east side of Pellissippi Parkway.
Other Parcel Info.:
Tax ID Number: 118 171 Jurisdiction: County
Size of Tract: 25.12 acres
Accessibility: Access is via Dutchtown Road, a minor arterial street with a five lane street section within a right-of-way of approximately 175'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Site grading Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Dutchtown Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: NA
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: Not applicable at this time.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted, staff recommends APPROVAL of a Certificate of Appropriateness for a Grading Permit, subject to the following 3 conditions:

- 1) The area outside the "Area of Disturbance" as identified on the proposed grading plan for the sites on the north and south side of Dutchtown Road shall remain undisturbed in order to preserve the existing natural vegetation in those areas. The undisturbed areas shall be clearly marked in the field before any grading is allowed.
- 2) Stabilizing the graded site meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Obtaining approval from the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation, if applicable, for the construction access to the sites.

Comments:

- 1) The applicant is requesting approval of a rough grading plan for property that is located on the north and south side of Dutchtown Road, just east of the Pellissippi Parkway / Dutchtown Road Interchange.
- 2) The proposal includes the excavation of an area of approximately 1.36 acres out of a 21.27 acre site on the north side of Dutchtown Road. The soil removed from this site will be placed as fill in an area of approximately 0.81 acres on a 3.85 acre site that is located on the south side of Dutchtown Road. The applicant has not proposed any development plans for either site and is only creating level sites for future development.
- 3) The site on the south side of Dutchtown Road is currently zoned A (Agricultural) / TO (Technology Overlay) and for the majority of approved uses would not require any further review by the Board. Any rezoning of the property would require approval by the Board. Access to this site would be restricted due to the location of the Dutchtown Road and Sherrill Boulevard / Pellissippi Parkway off/on ramp intersection to the west. The property on the north side of Dutchtown Road is zoned BP (Business and Technology) / TO (Technology Overlay)
- 4) Staff is recommending that the areas outside the "Area of Disturbance" as identified on the proposed grading plan for the sites on the north and south side of Dutchtown Road remain undisturbed in order to preserve the existing natural vegetation in those areas. The undisturbed areas shall be clearly marked in the field before any grading is allowed. The graded areas shall be stabilized meeting all requirements of the Knox County Department of Engineering and Public Works.

Action: Approved

Meeting Date: 6/10/2019

Details of Action: APPROVE the Certificate of Appropriateness for a Grading Permit, subject to the following 3 conditions:

- 1) The area outside the "Area of Disturbance" as identified on the proposed grading plan for the sites on the north and south side of Dutchtown Road shall remain undisturbed in order to preserve the existing natural vegetation in those areas. The undisturbed areas shall be clearly marked in the field before any grading is allowed.
- 2) Stabilizing the graded site meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Obtaining approval from the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation, if applicable, for the construction access to the sites.

Summary of Action:

Date of Approval: 6/10/2019

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: