

# 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:** 6-C-07-UR  
**Application Filed:** 5/4/2007  
**Applicant:** MAURICE CARTER

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northeast side of Tice Ln., southeast of Neal Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 N B 002.05 **Jurisdiction:** County  
**Size of Tract:** 1.02 acres  
**Accessibility:** Access is via Tice Ln. a local street with a 32' pavement width within a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Manufacturing building and office **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** O  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The development site is located along a section of Neal Dr. that includes a mix of businesses that have developed under PC (Planned Commercial) zoning.

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

**Street:** 6814 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:** None noted

## 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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for a 1872 square foot office building and a 6440 square foot maintenance building as shown on the development plan subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. All landscaping to be installed within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of engineering and Public Works to guarantee such Installation

With the conditions noted, this plan meets the requirements for approval within the PC (Planned Commercial) zone of a Use-on-Review.

Comments:

The applicant is proposing to develop one of the remaining two lots in the Tice Corporate Park for an office and maintenance building for a pavement marking contractor. The site will include a 1872 square foot office building and a 6440 square foot maintenance building. The applicant had obtained a variance from the Knox County Board of Zoning Appeals for a reduction of the peripheral setback from 50' to 15' along the property line with Knox County Solid Waste Convenient Center.

### 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. All utilities are readily available to the site.
2. The proposed use is consistent in use and intensity with the zoning and development in the area.

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

1. With the recommended conditions, the proposed business meets the standards for development within the PC (Planned Commercial) zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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 use will not draw additional traffic through residential areas.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property and the area zoned PC (Planned Commercial) for office use.
2. The site is identified as being within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan

MPC Action:

Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

4. All landscaping to be installed within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of engineering and Public Works to guarantee such Installation

With the conditions noted, this plan meets the requirements for approval within the PC (Planned Commercial) zone of a Use-on-Review.

**Summary of MPC action:** APPROVE the request for a 1872 square foot office building and a 6440 square foot maintenance building as shown on the development plan subject to 4 conditions

**Date of MPC Approval:** 6/14/2007

**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:**