

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-G-23-DP Related File Number:
Application Filed: 4/24/2023 Date of Revision:
Applicant: DANIEL LEVY

PROPERTY INFORMATION

General Location: South and east sides of Martel Ln, east of Circle Oak Dr
Other Parcel Info.:
Tax ID Number: 147 C D 006,007,005,004,003 Jurisdiction: County
Size of Tract: 4.36 acres
Accessibility: Access is via Martel Ln, a local street with a 32-ft pavement width within 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Office/warehouse Density:
Sector Plan: South County Sector Plan Designation: NC (Neighborhood Commercial), HP (Hillside Prot)
Growth Policy Plan: Rural Area
Neighborhood Context: The site is located in a commercial node at the northeast corner of the Maryville Hwy and W Governor John Sevier Hwy. in an area that is predominantly rural and low density residential development.

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

Street: 6700 MARTEL 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: In 1990, this property was rezoned to PC (Planned Commercial).

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial), HP (Hillside Protection)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the development plan for 4 commercial office/warehouse buildings, subject to 5 conditions.

Staff Recomm. (Full):

- 1) The maximum height of the buildings shall be 35 feet per the Tennessee Scenic Highway System Act of 1971 (TCA §54-17).
- 2) Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.
- 3) Provide a continuous sidewalk connection from Dollar General to end of cul de sac.
- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

Comments:

The applicant is seeking approval to construct 4 commercial office/warehouse buildings on the subject property within the Southwood Commercial Park. The protective covenants on this property allow office uses. They do not prohibit warehouse or storage uses. Though, it recommended that the applicant amend the covenants for both the warehouse uses.

The proposed development will consist of three 3,500 sq ft buildings and one 5,000 sq ft building. The structures are 24-ft tall, which is within the 35-ft building height restriction for buildings within 1000-ft of state designated scenic highways (TCA § 54- 17-115).

The property is located within the HP (Hillside Protection). The proposed development will require 0.794 acres of Hillside land disturbance, which is within the recommended disturbance of 1.75 acres. Per the Knox County Sidewalk Ordinance, a sidewalk is required along Martel Ln from the Dollar General until it connects with the existing sidewalk at the end of the cul de sac.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial):

A. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. The protective covenants created by the Southwood Commercial Park permit office uses.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. Focus on design quality and neighborhood compatibility in reviewing development proposals (Policy 8.3) – Elevations have been provided. The proposed structures will be compatible with other developments within the commercial park.

3) SOUTH COUNTY SECTOR PLAN

A. The property is classified NC (Neighborhood Commercial). The scale of the commercial operation is consistent with other developments in the area. Completion of the sidewalk within the cul de sac will be required.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area Boundary. The rural designation shall not impede the right of the property owner to develop the property for the purpose permitted by that property's zoning. The proposed development meets the relevant standards of the PC (Planned Commercial) zone.

Action: Approved with Conditions **Meeting Date:** 6/8/2023

Details of Action:

Summary of Action: Approve the development plan for 4 commercial office/warehouse buildings, subject to 5 conditions.

Date of Approval: 6/8/2023 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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:**