

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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www.knoxmpc.org

File Number: 6-I-05-UR
Application Filed: 5/10/2005
Applicant: MARK WHITE
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side of Oak Ridge Hwy., southeast side of Jim Jones Ln.
Other Parcel Info.:
Tax ID Number: 76 008 **Jurisdiction:** County
Size of Tract: 4.38 acres
Accessibility: Access is via Jim Jones Ln., a local street with a pavement width of 20' within a 40' right-o-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Self storage facility & vacant land
Surrounding Land Use:
Proposed Use: Office/warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located on the east side of Oak Ridge Hwy. in the Solway area. The surrounding property is zoned PC commercial and is either vacant or has been developed with convenience commercial uses which cater to the travelers on the highway.

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

Street: 5006 Jim Jones 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: Property zoned PC in 1982

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 an office / warehouse development containing up to 11,200 square feet 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Access to the site being limited to the existing driveway on Jim Jones Ln.
4. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

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

Comments: This applicant is requesting approval of an office /warehouse building on this site. The building will contain 11,200 square feet. In March, 2002, MPC approved the expansion of the existing self storage facility that is located on this site. At that time staff noted that another use on review would be required before this portion of the site could be developed. Staff believes the proposed office/warehouse will not impact the existing traffic situation on Oak Ridge Highway because this type of facility is a very traffic generator.

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

1. Public water and sewer utilities are available to serve the site.
2. E. Emory Rd. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact on adjacent properties.

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

1. The request conforms with the requirements of the OB zone, as well as other criteria for approval of a use on review.
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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes commercial uses for this property, consistent with the proposal.
2. The site is located within both the Urban Growth Area and Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 6/9/2005

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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Summary of MPC action: APPROVE the request for an office / warehouse development containing up to 11,200 square feet as shown on the development plan subject to 4 conditions

Date of MPC Approval: 6/9/2005

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: