

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: 7-H-07-UR **Related File Number:**
Application Filed: 6/4/2007 **Date of Revision:**
Applicant: W & W PROPERTIES

PROPERTY INFORMATION

General Location: North side of Neal Dr., west of Maynardville Hwy.
Other Parcel Info.:
Tax ID Number: 38 N A 001 **Jurisdiction:** County
Size of Tract: 2.5 acres
Accessibility: Access is via Neal Dr., a local street with a 22.5' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Wholesale & business services **Density:**
Sector Plan: North County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in an area of mixed commercial and warehouse uses with a few residences located to the north.

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

Street: 3705 Neal Dr
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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for 5 office/warehouse buildings with up to 23,000 square feet, subject to 8 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. Installing landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. The loading bays for buildings A & C being a minimum of 30'
6. Provision of a minimum of 100' of sight distance for parking on the proposed private driveways
7. Recording the approved protective covenants for the Planned Commercial development prior to issuance of any grading permits.
8. Certification on the development plan by the applicant's surveyor that there is the required 300' of sight distance in both directions along Neal Dr. at the proposed entrance.

With the conditions noted, this request meets all criteria for a use on review in the PC zoning district.

Comments: The applicant is proposing to develop 6 office/warehouse buildings with up to 23,000 sq. ft. on this 2.6 acre site. The buildings range in size from 5000 sq. ft. to 4000 sq. ft. Each warehouse unit contains 200 sq. ft. of office space and is proposed to have 3 employees. According to the Knox County Zoning Ordinance, wholesale warehouse establishments are required to provide 1 parking space per 50 sq. ft. of customer service area and 2 parking spaces per 3 employees. The proposed plan has provided sufficient parking for the wholesale warehouse and office units. Access to this project will be from a private driveway off Neal Dr. The applicant will be required to certify sight distance prior to issuance of grading permits. Since this property is located in a planned commercial zoning district, the applicant will be required to record protective covenants outlining the intentions of this development.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. Neal Dr. has sufficient capacity to handle the traffic which will be generated by this development.
3. The proposal will have no impact on schools and minimal impact on adjacent properties. The proposed warehouse use is a low impact use and will have minimal impact on adjacent properties.

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

1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed office/warehouse buildings are consistent with the following general standards for uses permitted on review: The proposal 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 commercial area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes office uses for this site.
2. The site is located within the Planned Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 7/12/2007

- Details of MPC action:**
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Summary of MPC action: APPROVE the development plan for 5 office/warehouse buildings with up to 23,000 square feet, subject to 8 conditions.

Date of MPC Approval: 7/12/2007

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: