

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request to permit the storage of up to five (5) school buses on this site subject to 12 conditions

Staff Recomm. (Full):

1. All bus storage/parking is to occur in the area to the rear and southeast of the existing house on the site
2. Access to and from the bus storage area is to be directly from W. Beaver Creek Dr.
3. The bus storage/parking area is to be screened from view from W. Beaver Creek Dr. and abutting residential properties that are located on all sides of the site per the requirements of the Knox County Zoning Ordinance
4. All bus storage/parking and drivers' personal vehicle parking must be setback at least 25 feet from any property line
5. The bus storage lot must consist of an all weather driving surface that will minimize dust
6. The facility must be designed in a manner that will minimize traffic impacts and exclude buses from backing into W. Beaver Creek Dr.
7. Maintenance or repair of the school buses on this site is specifically prohibited
8. Meeting all applicable requirements of Article 4, Section 1 of the Knox county Zoning Ordinance (Performance Standards for Commercial and Industrial uses) and meeting all other applicable requirements of the Knox County Zoning Ordinance
9. Buses stored/parked at this facility must service routes that feed either Karns or Powell schools
10. Obtaining a Special Pollution Abatement Permit and meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
11. Installation of all required landscaping prior to the commencement of using this site for a bus storage/parking facility
12. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to use of this site for the storage/parking of buses

Comments:

The development plan submitted by the applicant for the bus storage facility provides marginal detail to determine if the proposed use would meet the requirements of the Zoning Ordinance. The staff believes the use can be accommodated on the site with minimal impact on the surrounding residences. If this request is approved by MPC, staff will require the applicant to have a site plan prepared by a professional designer that illustrates the proposed use complies with the requirements of the zoning ordinance and the other conditions of approval.

The site is located, with direct access to W. Beaver Creek Dr. The nearest adjoining dwelling is approximately 250 feet from the proposed bus storage area. Traffic generated by the use should be minimal. Each bus and each driver will generally enter and exit the site twice daily. The buses will have to be taken in for maintenance. Staff believes the proposed use should generate less than fifty trips per day.

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

1. Public water and sewer utilities are in place to serve this development.
2. With the required screening and limiting the number of buses that may be stored at this site the visual and traffic impact of this request will be minimized.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the conditions of approval this proposal is consistent with all requirements of the A (Agricultural)1 zoning district, 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 use is compatible with the character of the neighborhood where it is proposed. The use will not draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest Knox County Sector Plan designates this area for low density residential use. A bus storage facility may be permitted in a low density residential area with the approval of a use on review by MPC.

Action: Denied **Meeting Date:** 9/9/2010
Details of Action:
Summary of Action: DENY the request to permit the storage of up to five (5) school buses on this site
Date of Approval: **Date of Denial:** 9/9/2010 **Postponements:** 8/12/2010
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:**