

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-F-22-DP Related File Number:
Application Filed: 6/29/2022 Date of Revision:
Applicant: TYLER WYSONG

PROPERTY INFORMATION

General Location: North side of Crosswood Blvd, west of Blakely Ct
Other Parcel Info.:
Tax ID Number: 72 274 Jurisdiction: County
Size of Tract: 18.01 acres
Accessibility: Access is via Crosswood Blvd, a local street with 36' of pavement width within 70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: New truck services and warehouse facility Density:
Sector Plan: East County Sector Plan Designation: GC (General Commercial)
Growth Policy Plan: Urban Growth Boundary
Neighborhood Context: The subject site is within the Crosswood Blvd commercial subdivision, located on the north side of I-40, west of the Strawberry Plains Pike and Brakebill Road intersection. The area is developed with office and hotel uses to the east in the PC zone, and undeveloped land to the north and west in the A and AG zones.

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

Street: 0 CROSSWOOD BLVD
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: The property was rezoned to PC in 1987 (4-I-87-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the development plan for a truck services, sales, and warehouse facility that is approximately 74,850 sqft of gross floor area, subject to 7 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of Knox County Engineering and Public Works during permit review.
- 3) Installing all required landscaping proposed on the landscape plan (sheet L-1) within 6 months of obtaining a certificate of occupancy.
- 4) The existing vegetation around the north and west property lines shown as non-disturbed on the grading plan (sheet C-3) shall be maintained as a buffer to the adjacent properties.
- 5) All site lighting shall utilize full-cut fixtures similar to those proposed on the lighting plan (E0.01 & E0.02).
- 6) Obtaining any necessary permits from the City of Knoxville Department of Engineering if modifications to the Crosswood Blvd and Brakebill Road intersection are required.
- 7) Obtaining all necessary offsite grading easements.

Comments:

This proposal is for a truck services, sales, and warehouse facility, with approximately 74,850 sqft of gross floor area. The facility will also include an outdoor truck sales lot. The property is currently heavily wooded and a small portion is within the Hillside Protection (HP) area near the western lot line. The development remains outside of the HP area. It retains the existing vegetation along the north and west lot lines, with the exception of a small area along the north property line. The property to the north is zoned Agricultural and is vacant and also heavily wooded.

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) The PC zone allows office, commercial services and light distribution centers. The PC zone does not list specific permitted uses, but the uses must conform to these general use classifications. The sale and service of large trucks can be considered in the PC zone.
- b) The administrative procedures for the PC zone require the Planning Commission to approve the development plan before permits can be issued and covenants (Article 5, Section 5.33.13.).
- c) All development plans shall include protective covenants for the planned commercial development. These covenants shall indicate the use and design of structures in the planned complex and establish measures to protect occupants of the development from incompatible uses and structures. Protective covenants were established when this business park was approved in 1987.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Complement natural land forms when grading, and minimize grading on steep slopes and within floodways. (Policy 6.2) – The preliminary grading plan stays outside of the Hillside Protection area.
- b) Protect residential areas from encroaching commercial development and other incompatible uses. (Policy 8.4) – The proposed development is on a lot large enough to retain existing vegetative buffers to the adjacent Agricultural zoned properties.

3) EAST COUNTY SECTOR PLAN

- a) The property is classified GC (General Commercial). The proposed truck services, sales, and warehouse facility is appropriate in this land use classification.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

Action: Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action: Approve the development plan for a truck services, sales, and warehouse facility that is approximately 74,850 sqft of gross floor area, subject to 7 conditions.

Date of Approval: 8/11/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: