

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: 9-A-17-UR
Application Filed: 7/21/2017
Applicant: LANNY COPE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side of Oak Ridge Hwy., southeast of Jim Jones Ln.
Other Parcel Info.:
Tax ID Number: 89 04201 **Jurisdiction:** County
Size of Tract: 5.44 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: Vacant land
Surrounding Land Use:
Proposed Use: Commercial tree service and mulching facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located on the east side of Oak Ridge Highway in the Solway area. The surrounding property is zoned PC commercial and is either vacant or has been developed with a self storage facility and convenience commercial uses which cater to the travelers on the highway.

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

Street: 0 Oak Ridge Hwy
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 zone PC (Planned Commercial) in 1983.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a commercial tree service and mulching facility with a proposed office and shop building containing approximately 11,000 square feet as shown on the development plan subject to 10 conditions.

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Department.
 2. Combining the driveways for the commercial tree service and mulching facility and the self service storage facility into a single driveway that will line up with the existing driveway for the convenience store located on the northwest side of Jim Jones Ln. The final design of the combined driveway is subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission staff.
 3. The access driveway and required parking area shall be paved to standards required by the Knox County Department of Engineering and Public Works.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
 6. Maintaining the existing landscape screen (as designated on the development plan) that surrounds this site as a natural buffer for the proposed facility.
 7. Installing all proposed 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.
 8. Any proposed sight lighting shall be directed away from any adjoining property or right-of-way.
 9. All proposed signs meeting the size and location requirements of Article 3.90 of the Knox County Zoning Ordinance is subject to Planning Commission staff approval.
 10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) zone and the other criteria for approval of a Use on Review.

Comments:

The applicant is requesting approval for a commercial tree service and mulching facility on this 5.44 acre site that is located on the northeast side of Oak Ridge Highway just north of the intersection of Oak Ridge Highway and Pellissippi Parkway. While the site has frontage along Oak Ridge Highway, there will be no direct access to the road. Proposed access to the site will be a driveway connection out to Jim Jones Ln., a local street that has direct access to Oak Ridge Highway and serves two commercial sites just north of the property. Staff has recommended a condition that the proposed driveway for the site be combined with the driveway for the self service storage facility in alignment with the existing driveway for the convenience store located on the northwest side of Jim Jones Ln.

The site has a natural landscape buffer that surrounds the property and is to remain undisturbed. Additional landscape buffers will be added to help screen the proposed building and business vehicle parking area. The areas on the site for log storage and the mulching operation have been clearly identified on the plan in a central location. A summary of the proposed business operation is attached.

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

1. The proposed commercial tree service and mulching facility will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development is compatible with the scale and intensity of other development that has occurred in this area and as proposed will have little or no impact on the surrounding commercial uses.

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

ORDINANCE

1. With the recommended conditions, the proposed development meets all requirements of the Knox County Zoning Ordinance.
2. The proposed development 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 significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for general commercial uses. The proposed commercial tree service and mulching facility is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 9/14/2017

- Details of Action:**
1. Meeting all applicable requirements of the Knox County Health Department.
 2. Combining the driveways for the commercial tree service and mulching facility and the self service storage facility into a single driveway that will line up with the existing driveway for the convenience store located on the northwest side of Jim Jones Ln. The final design of the combined driveway is subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission staff.
 3. The access driveway and required parking area shall be paved to standards required by the Knox County Department of Engineering and Public Works.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
 6. Maintaining the existing landscape screen (as designated on the development plan) that surrounds this site as a natural buffer for the proposed facility.
 7. Installing all proposed 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.
 8. Any proposed sight lighting shall be directed away from any adjoining property or right-of-way.
 9. All proposed signs meeting the size and location requirements of Article 3.90 of the Knox County Zoning Ordinance is subject to Planning Commission staff approval.
 10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) zone and the other criteria for approval of a Use on Review.

Summary of Action: APPROVE the request for a commercial tree service and mulching facility with a proposed office and shop building containing approximately 11,000 square feet as shown on the development plan subject to 10 conditions.

Date of Approval: 9/14/2017 **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:**