

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 9-B-12-UR **Related File Number:**
Application Filed: 7/27/2012 **Date of Revision:**
Applicant: SOUTHERN DESIGN LANDSCAPES, INC.

PROPERTY INFORMATION

General Location: North side of Neal Dr., east of Neal Chase Way.
Other Parcel Info.:
Tax ID Number: 38 N A 00305 **Jurisdiction:** County
Size of Tract: 2.23 acres
Accessibility: Access is via Neal Dr., a local street with a 22' pavement width within a 40' - 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing landscape contractor business
Surrounding Land Use:
Proposed Use: Landscape contractor business - new building **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: 3625 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: Property rezoned from RA (Low Density Residential) to PC (Planned Commercial) in 1997.

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 development plan for a 4,500 sq. ft. office/warehouse building, subject to 7 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. All required parking to be paved per the requirements of the Knox County Zoning Ordinance.
4. Removal of the evergreen tree(s) along the western property line closest to the public right-of-way of Neal Dr., that currently reduces the sight distance to the east along Neal Dr. from the access drive for the adjacent business.
5. Installing landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Fire Marshal's Office.

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 add a 4,500 sq. ft. office/warehouse building for the existing landscape contractor business located at this site. The proposed building will include office and shop space for the business and garage space for storage of equipment. The proposed plan has provided sufficient parking for the business.

The applicant will be removing some existing vegetation along the western property line that currently impacts the sight distance for vehicles exiting the business to the west.

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 existing business 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 building is 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 Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 9/13/2012

Details of Action:

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7. Meeting all applicable requirements of the Knox County Fire Marshal's Office.

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

Summary of Action:

APPROVE the development plan for a 4,500 sq. ft. office/warehouse building, subject to 7 conditions:

Date of Approval:

9/13/2012

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: