

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-C-17-UR Related File Number:
Application Filed: 7/31/2017 Date of Revision:
Applicant: ROMANS ENGINEERING TERRY ROMANS

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PROPERTY INFORMATION

General Location: Southeast side E. Governor John Sevier Hwy, east of Burnett Creek Rd.
Other Parcel Info.:
Tax ID Number: 125 I A 010 Jurisdiction: County
Size of Tract: 2.07 acres
Accessibility: Access is via E. Governor John Sevier Hwy, a major arterial street with 48' of pavement width within a right of way that varies in width from 88' to 150'.

GENERAL LAND USE INFORMATION

Existing Land Use: Office/Warehouse
Surrounding Land Use:
Proposed Use: Office/warehouse Density:
Sector Plan: South County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural and low density residential uses under A and PR zoning, and wholesale and office uses under PC and CB zoning.

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

Street: 806 E Governor John Sevier 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: Zoned PC in 1991 (7-B-91-RZ)

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for an office/warehouse building of approximately 9,000 square feet, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Installation of one tree per parking lot landscaping island (3 total) that have a mature height of no less than 30 feet.
5. Proving a lighting and landscape screening plan that demonstrates site lighting will not spillover onto adjacent properties to the rear, for both the proposed building and the existing building (810 E. Governor John Sevier Hwy), for approval by MPC staff before plan certification for permitting.
6. Installation of landscaping and screening as shown on the site plan within six months of the issuance of the first occupancy permit for the project.

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

Comments:

The proposal is to construct a 9,000 sqft office/warehouse building on a development that currently has two office/warehouse buildings with an approximate combined floor area of 14,000 sqft. There has been one use-on-review approval for this development that included only the smaller building on the east side of the development (3-F-93-UR). The larger building, which is on the same parcel as the proposed building, did not receive use-on-review approval. Because of this, the screening and lighting recommendations by staff include the area behind the existing building on the same parcel as well.

A 5-foot tall privacy fence is proposed along the rear property line that will extend behind the proposed building and the adjacent building. The existing and proposed lighting to the rear of the property are attached to the building and do not provide shielding to direct the light at the ground which allows for light spillover into the adjacent properties. Staff is recommending that the fixtures be replaced or shields added so that light does not spillover onto the adjacent properties, and/or an evergreen landscape screen be installed. Staff is also recommending that trees be installed in the parking lot landscape islands because the PC (Planned Commercial) zoning requires that parking lots in front yards are to be landscaped "with trees, shrubs, and grass islands to prevent the appearance of an open parking lot."

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

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the development.
3. A privacy fence will be installed along the rear property line, which is adjacent to large lot residential houses.
4. Staff recommends that site lighting be installed that so that light does not spillover onto adjacent properties by using light fixtures that direct lighting down toward the ground and/or installing evergreen landscape screening.

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

1. The proposed office/warehouse development, with the recommended conditions, 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.

2. With the recommended conditions, the proposal meets all relevant requirements of the PC zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use is not in conformity with the South County Sector Plan which proposes LDR (Low Density Residential) for the area, however, the property has been zoned PC (Planned Commercial) since 1991 and developed with office/warehouse uses since 1993.

2. The South County Sector Plan (2012) proposed design standards for the Governor John Sevier Highway Scenic Corridor, which the subject property is within. These recommendations have not been adopted into the zoning ordinance at this time, however, County Commission passed a resolution in June 2017 (R-17-6-902) requesting MPC to undertake a study to develop an approach and policies for managing the development along the John Sevier Highway Corridor. This study will begin in September 2017.

3. The site is located within the Planned Growth Area of the Knoxville-Knox County Farragut Growth Policy Plan.

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

Details of Action:

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Installation of one tree per parking lot landscaping island (3 total) that have a mature height of no less than 30 feet.
5. Proving a lighting and landscape screening plan that demonstrates site lighting will not spillover onto adjacent properties to the rear, for both the proposed building and the existing building (810 E. Governor John Sevier Hwy), for approval by MPC staff before plan certification for permitting.
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With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) district and the other general criteria for approval of a Use on Review.

Summary of Action: APPROVE the Development Plan for an office/warehouse building of approximately 9,000 square feet, subject to 6 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:**