

▶ **FILE #:** 7-H-07-UR

AGENDA ITEM #: 77

AGENDA DATE: 7/12/2007

▶ **APPLICANT:** **W & W PROPERTIES**

OWNER(S): KENNY WALKER

TAX ID NUMBER: 38 N A 001

JURISDICTION: County Commission District 7

▶ **LOCATION:** **North side of Neal Dr., west of Maynardville Hwy.**

▶ **APPX. SIZE OF TRACT:** **2.5 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Neal Dr., a local street with a 22.5' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **PC (Planned Commercial)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Wholesale & business services**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)

South: Office warehouses / PC (Planned Commercial)

East: Shopping center / PC (Planned Commercial) & CA (General Business)

West: Office warehouses / PC (Planned Commercial) & CA (General Business)

NEIGHBORHOOD CONTEXT: This site is located in an area of mixed commercial and warehouse uses with a few residences located to the north.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for 5 office/warehouse buildings with up to 23,000 square feet, subject to 8 conditions.**

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. Installing 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. The loading bays for buildings A & C being a minimum of 30'
6. Provision of a minimum of 100' of sight distance for parking on the proposed private driveways
7. Recording the approved protective covenants for the Planned Commercial development prior to issuance of any grading permits.
8. Certification on the development plan by the applicant's surveyor that there is the required 300' of sight distance in both directions along Neal Dr. at the proposed entrance.

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 develop 6 office/warehouse buildings with up to 23,000 sq. ft. on this 2.6 acre site. The buildings range in size from 5000 sq. ft. to 4000 sq. ft. Each warehouse unit contains 200 sq. ft. of office space and is proposed to have 3 employees. According to the Knox County Zoning Ordinance, wholesale warehouse establishments are required to provide 1 parking space per 50 sq. ft. of customer service area and 2 parking spaces per 3 employees. The proposed plan has provided sufficient parking for the wholesale warehouse and office units. Access to this project will be from a private driveway off Neal Dr. The applicant will be required to certify sight distance prior to issuance of grading permits. Since this property is located in a planned commercial zoning district, the applicant will be required to record protective covenants outlining the intentions of this development.

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 proposed warehouse use 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 buildings are 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

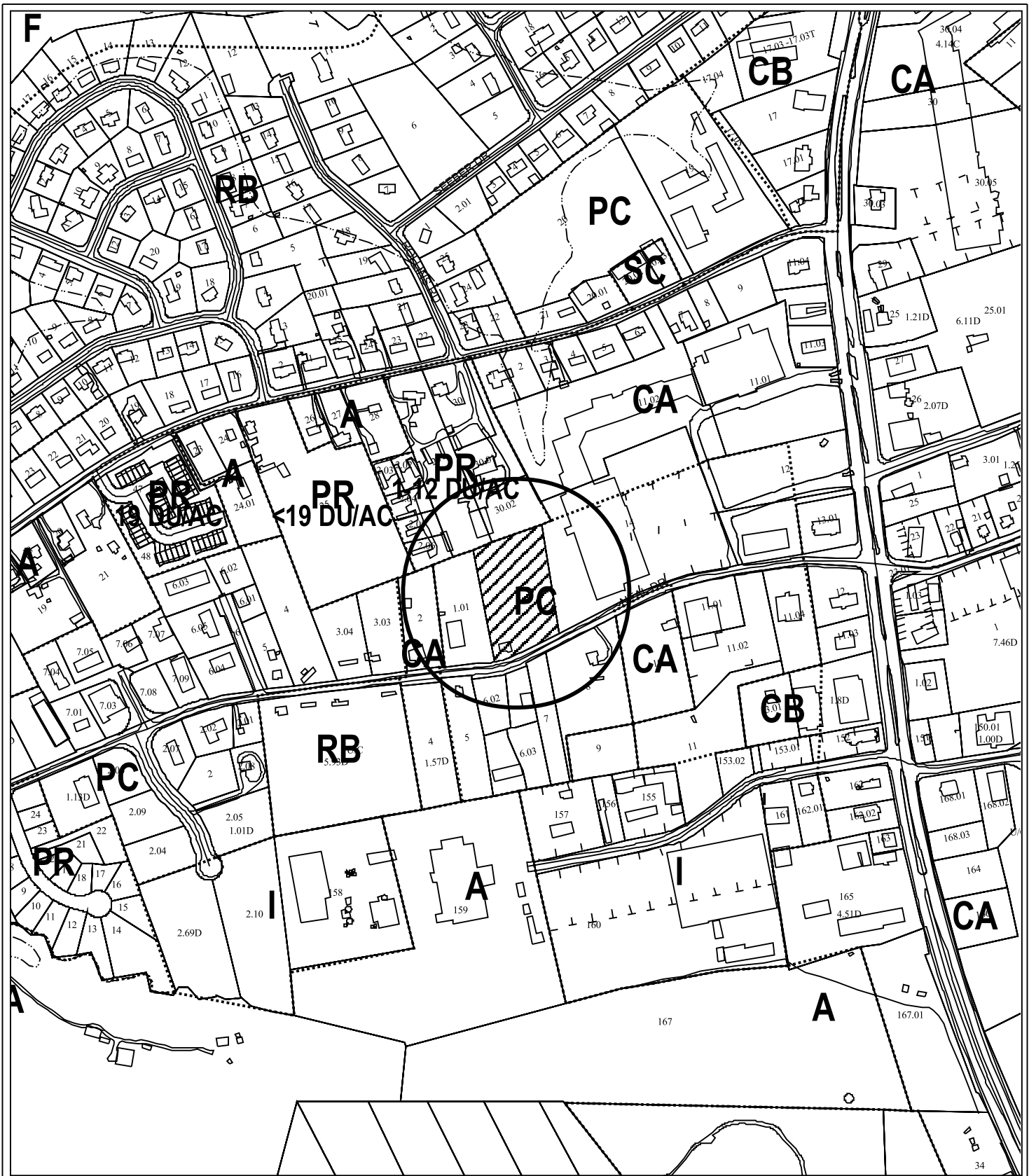
1. The North County Sector Plan proposes office uses for this site.
2. The site is located within the Planned Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 107 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



7-H-07-UR
 USE ON REVIEW



Wholesale & business services in PC (Planned Commercial)

Original Print Date: 06/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: W & W Properties

Map No: 38

Jurisdiction: County



NOTES:

1. SITE INFORMATION PROVIDED BY BOB SANDERS, 8224 GROUPEL AND ROAD, POWELL, TN 37849, PHONE (865) 938-0932. ESTABLISHMENT OF SURVEY CONTROL FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. PROPERTY INFORMATION: CLT TAX MAP 38-N, GROUP A, PARCEL 001, ZONED PC, 10' UTILITY AND DRAINAGE EASEMENT, 50' PERIPHERY EASEMENT, 10' UTILITY AND DRAINAGE EASEMENT. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONFIRM INVERTS OF EACH TIE-IN POINT.
3. ALL BUILDINGS WILL HAVE ACCESS ONLY TO THE INTERNAL PRIVATE DRIVE.
4. SMALL ACCESSORY BUSINESS SIGNS ARE PERMITTED FOR EACH BUSINESS. EACH SHALL BE A FACE SIGN ATTACHED TO THE BUILDING AND MAY NOT PROJECT ABOVE THE ROOFLINE. THE SIGN SHALL BE 10' HIGH AND 4' WIDE. THE SIGN SHALL BE 5' PER ONE LF OF BUILDING FRONTAGE. THE SIGN SHALL BE ONE SF PER ONE LF OF BUILDING FRONTAGE. THE SIGN SHALL NOT EXCEED 50 SF. THE SIGN SHALL BE LIMITED TO LESS THAN 50 SF. THE SIGN SHALL NOT EXCEED 200 FOOT LAMBERTS AND ILLUMINATION SHALL NOT EXCEED 75 FOOT CANDLES OF SURFACE ILLUMINATION.
5. PARKING REQUIRED = 30 SPACES; PARKING PROVIDED = 33 SPACES



U.O.R.
DATE: 6/27/07

REVISED
7-10-07



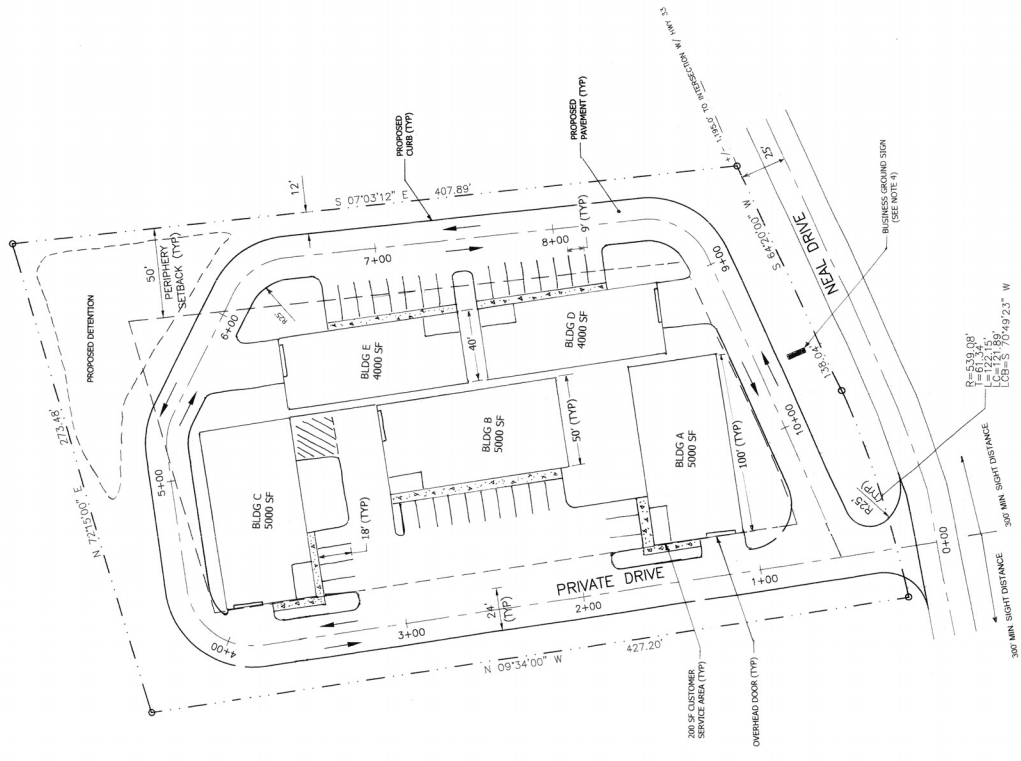
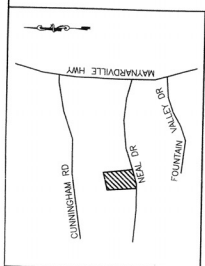
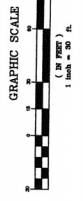
NOTE: CONTRACTOR IS RESPONSIBLE FOR ALL TRUCKS, TRAILERS, AND EQUIPMENT OPERATING ON THE ROAD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

SITE PLAN
Sheet C-1

Neal Drive Commercial Development
Knox County, Tennessee

Prepared For:
W & W Properties
P.O. Box 5905
Knoxville Tennessee 37928
(865) 680-6971

LANDWATER ENGINEERING, INC.
LandWater Engineering
P.O. Box 52292
Knoxville, Tennessee 37950
(865) 691-8833



NOTES:

1. SITE INFORMATION PROVIDED BY ROB SANDERS, 8225 SPRUCELAND ROAD, POWELL, TN 37849, PHONE (865) 938-0832. ESTABLISHMENT OF SURVEY CONTROL FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. PROPERTY INFORMATION: CLT TAX MAP 38-N, GROUP A, PARCEL 001, ZONED RC, 10 UTILITY AND DRAINAGE EASEMENT, 50' PERIPHERY SETBACK. VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONFIRM INVERTS OF EACH TIE-IN POINT.
3. ALL BUILDINGS WILL HAVE ACCESS ONLY TO THE INTERNAL PRIVATE DRIVE.
4. SMALL ACCESSORY BUSINESS SIGNS ARE PERMITTED FOR EACH BUSINESS. EACH SHALL BE A PLATE SIGN ATTACHED TO THE BUILDING AND MAY NOT PROJECT ABOVE THE BUILDING. ALL SIGNS SHALL BE ONE (1) FOOT ABOVE THE BUILDING. SIGN SURFACE SHALL BE LIMITED TO ONE (1) FOOT OF BUILDING FRONTAGE THE BUSINESS HAS. BUT IN NO CASE SHALL THE SIGN SURFACE BE LIMITED TO LESS THAN 50 SF. SIGN SHALL NOT EXCEED 200 FOOT LAMBERTS AND INDIRECT ILLUMINATED SIGNS SHALL NOT EXCEED 75 FOOT CANDLES OF SURFACE ILLUMINATION.
5. PARKING REQUIRED = 30 SPACES; PARKING PROVIDED = 33 SPACES
6. SEE TABLE BELOW FOR TREE PLANTING SUMMARY:

NEW TREE PLANTING DESIGNATIONS		
NO. OF TREES	TYPE	MATURE HEIGHT
4	RED BUCKEYE	35
4	FLOWERING DOGWOOD	30
4	EASTERN REDBUD	40
3	SOUTHERN RED OAK	55



LANDSCAPE PLAN
SHEET C-3
Neal Drive Commercial Development
Knox County, Tennessee

Prepared For:
W & W Properties
P.O. Box 5903
Knoxville, Tennessee 37928
(865) 680-8971

LANDWATER ENGINEERING, INC.
LandWater Engineering
P.O. Box 52292
Knoxville, Tennessee 37950
(865) 691-8833

U.O.R.

DATE: 7-4-07-LK
REVISED: 6-27-07



SEE: APPROVED AS SUBMITTED FOR ALL UTILITY EASEMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

