



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 6-C-07-UR

**AGENDA ITEM #:** 103

**AGENDA DATE:** 6/14/2007

▶ **APPLICANT:** MAURICE CARTER

OWNER(S): SHERLENE BOWLING

TAX ID NUMBER: 38 N B 002.05

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side of Tice Ln., southeast of Neal Dr.

▶ **APPX. SIZE OF TRACT:** 1.02 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tice Ln. a local street with a 32' pavement width within a 70' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Manufacturing building and office

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed businesses / PC (Planned Commercial)

South: Mixed businesses / I (Industrial)

East: Knox County Solid Waste Convenient Center / RB (General Residential)

West: Mixed businesses / PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: The development site is located along a section of Neal Dr. that includes a mix of businesses that have developed under PC (Planned Commercial) zoning.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a 1872 square foot office building and a 6440 square foot maintenance building as shown on the development plan subject to 4 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. All landscaping to be installed within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of engineering and Public Works to guarantee such Installation

With the conditions noted, this plan meets the requirements for approval within the PC (Planned Commercial)

zone of a Use-on-Review.

**COMMENTS:**

The applicant is proposing to develop one of the remaining two lots in the Tice Corporate Park for an office and maintenance building for a pavement marking contractor. The site will include a 1872 square foot office building and a 6440 square foot maintenance building. The applicant had obtained a variance from the Knox County Board of Zoning Appeals for a reduction of the peripheral setback from 50' to 15' along the property line with Knox County Solid Waste Convenient Center.

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

1. The proposed business will have minimal impact on local services. All utilities are readily available to the site.
2. The proposed use is consistent in use and intensity with the zoning and development in the area.

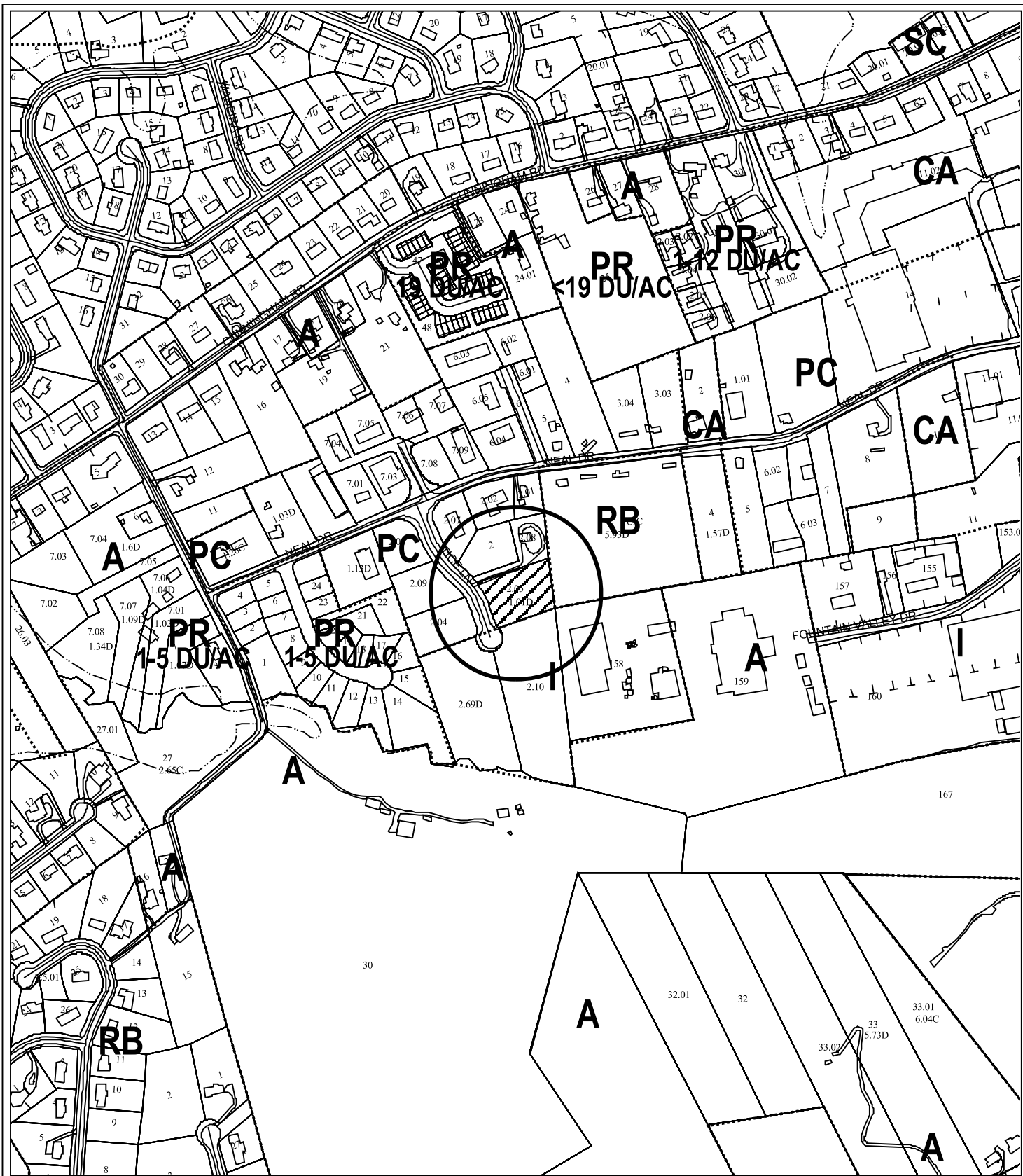
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed business meets the standards for development within the PC (Planned Commercial) zone and all other requirements of the 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 North County Sector Plan identifies this property and the area zoned PC (Planned Commercial) for office use.
2. The site is identified as being within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan

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.



6-C-07-UR  
 USE ON REVIEW

 Manufacturing building and office in PC (Planned Commercial)

Original Print Date: 05/31/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Maurice Carter

Map No: 38

Jurisdiction: County



RIP  
KNOX, COUNTY WASTE  
DROP-OFF FACILITY.

NOTES

BUSINESS SIGN TO BE  
24"x48" BLDG MOUNTED.  
OFFICE BLDG GROSS S.F.  
1872 S.F.  
MAINT. BLDG. GROSS S.F.  
6440 S.F.  
LOT COVERAGE ~~38%~~  
1.02 AC = 44,352 S.F.  
COVERAGE = 16,862 S.F.  
TOTAL COVERAGE = 38%

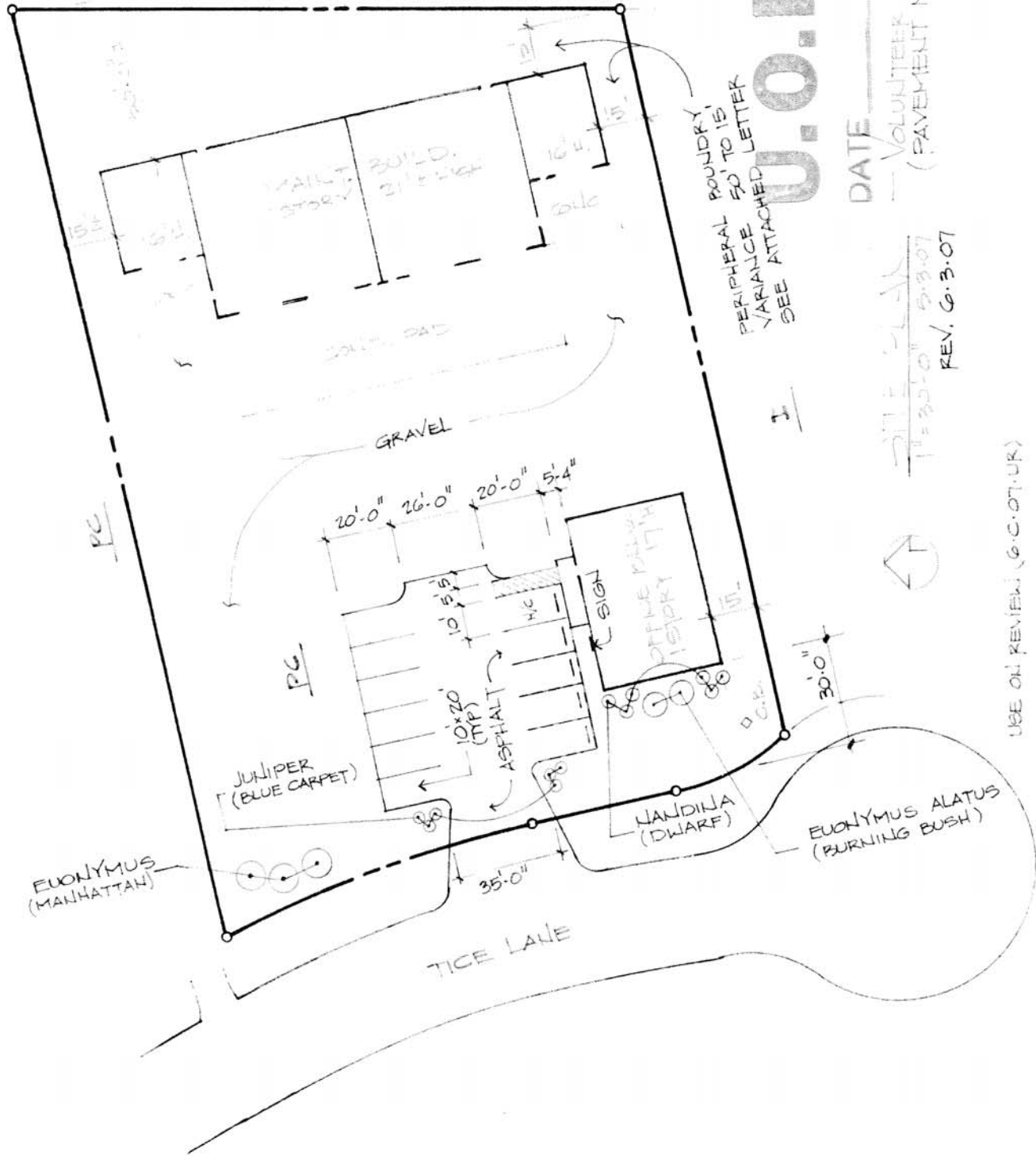
PARKING CALCULATIONS

BUSINESS OFFICE - 1 PER 300 S.F.  
USABLE AREA PLUS 150:  
1000 USABLE S.F. ÷ 300 + 1 = 4  
INDUSTRIAL MAINT. BLDG.  
1 PER 2 EMPLOYEES PLUS  
1 VISITOR & 1 CUSTOMER SO.  
EMPLOYEES ÷ 2 + 2 = 6

10 REQ'D  
11 PROPOSED

REVISED

6/4/07



**U.O.R.**

PERIPHERAL BOUNDARY  
50' TO 15'  
VARIANCE  
SEE ATTACHED LETTER

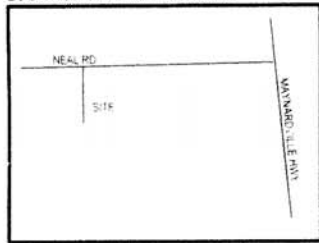
DATE

VOLUNTEER HIGHWAY DUFFIN  
(PAVEMENT MARKING CONTRACTOR)

FILE # 21-1-1-1  
T-30-0" S-3-07  
REV. 6.3.07

USE ON REVIEW (6.0.07.UR)

LOCATION MAP NOT TO SCALE



BLOCK BLDG 66.73'

C.L INTERSECTION OF NEAL ROAD AND TICE LANE



KNOX COUNTY  
 199906030201827

KNOXVILLE VOLUNTEER  
 RESCUE SQUAD INC  
 WOB 2018 PG 233

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 RESCUE SQUAD INC  
 WOB 2018 PG 233

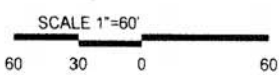
VACANT

OWNER: SHERLENE BOWLING  
 INSTR. 200703210076729  
 BEING ALL OF LOT 7 TICE CORP. PARK  
 AS SHOWN BY PLAT OF RECORD IN MAP CAB. L  
 SLOT 182B IN THE REGISTER'S OFFICE FOR  
 KNOX COUNTY, TN  
 PARCEL ID: 038NB00205  
 PROPERTY ADDRESS: 6814 TICE LN KNOXVILLE, TN 37918  
 1.02 acres  
 44352.44 sq ft

WILLIAM LONG  
 INSTR. 20020117-0058726

ASPHALT PAVEMENT

BEARING BASED ON PLAT



- LEGEND
- MEAS - MEASURE
  - ACT - ACTUAL
  - C.L - CENTER LINE
  - CM(N) - CONCRETE MONUMENT NEW
  - CM(O) - CONCRETE MONUMENT OLD
  - IP(O) - IRON PIPE OLD
  - IP(N) - IRON PIPE NEW
  - IR(O) - IRON ROD OLD
  - IR(N) - IRON ROD NEW
  - MAG - MAGNETIC NORTH
  - P.C - POINT OF CURVE
  - P.I - POINT OF INTERSECTION
  - P.O.C - POINT ON CURVE

- E E - OVERHEAD ELECTRIC
- PP - POWER POLE
- CONC - CONCRETE
- W - WATER
- FH - FIRE HYDRANT
- CO - CLEANOUT
- IR - IRON REBAR NEW
- SMH - SANITARY MANHOLE
- W - WATER
- G - GAS
- GAS - BURIED GAS LINE
- W - BURIED WATER LINE

- SURVEYOR NOTES
- 1 UNDERGROUND UTILITIES AND FOOTER WERE NOT LOCATED
  - 2 THIS SURVEY REFLECTS ONLY MATTERS OF RECORDS AS PROVIDED BY THE CLIENTS OR CLIENTS REPRESENTATIVE
  - 3 NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN HEREON
  - 4 NO TITLE OPINION IS EXPRESSED OR IMPLIED
  - 5 THIS PROPERTY IS MADE SUBJECT TO ANY APPLICABLE RESTRICTIONS, EASEMENTS, ETC. OF RECORD IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TN, INCLUDING INSTR. 200703210076729 AND PLAT 182B

**CLIENT**  
 CHIP OLIN CONST  
 428 E SCOOT AVE  
 KNOXVILLE, TN 37917  
 250-0496

**OWNER**  
 SHERLENE BOWLING



APEX LAND SURVEYING  
 1225 EVERETT AVE  
 MARYVILLE, TN 37804  
 (865) 254-1316  
 FAX 379-8798  
 DGN. APEX703  
 FB/PG

**BOUDARY SURVEY FOR CHIP OLIN CONST.**  
 DISTRICT-E6 KNOX COUNTY, TN  
 PLAT REFF. 182B TICE CORP PARK  
 INSTR. 200703210076729  
 PARCEL ID 038NB00205  
 SCALE 1"=60' DATE 4-03-07

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 AS SHOWN HEREON

*Timothy M. Koons*  
 SURVEYOR TIMOTHY M KOONS  
 TN RLS # 2004 © COPYRIGHT 2007

U.O.R.  
 DATE 6-4-07-07

REVISED 6-4-07



## OFFICE OF COUNTY MAYOR

Department of Code Administration and Inspection • 400 Main Street, Suite 547, Knoxville, TN 37902

May 24, 2007

Maurice Carter  
2703 Mineral Springs Av  
Knoxville TN 37917

Dear Maurice Carter:

On 5/23/2007 the Knox County Board of Zoning Appeals approved a variance of the Knox County Zoning Resolution for waiver of peripheral boundaries on right side and rear from 50 feet to 15 feet. Property is located at 6814 Tice Lane, Tice Corporate Park Unit 1 Subdivision, CLT Map 038, parcel 2.05, lot 7.

Sincerely,

A handwritten signature in cursive script that reads "Debbie Edington".

Debbie Edington  
Code Administration