

▶ **FILE #:** 10-A-08-UR **AGENDA ITEM #:** 70
 POSTPONEMENT(S): 10/9/2008 **AGENDA DATE:** 11/13/2008
 ▶ **APPLICANT:** **DUTCHTOWN DEVELOPMENT PARTNERS**
 OWNER(S): DAVE HAYNER DUTCHTOWN DEVELOPMENT PARTNERS

TAX ID NUMBER: 89 042.01
 JURISDICTION: County Commission District 6
 ▶ **LOCATION:** **Northeast side of Oak Ridge Hwy., southeast of Jim Jones Ln.**
 ▶ **APPX. SIZE OF TRACT:** **5.44 acres**
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Jim Jones Ln., a local street with a pavement width of 20' within a 40' right-o-way.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: NA
 WATERSHED: Clinch River

▶ **ZONING:** **PC (Planned Commercial)**
 ▶ **EXISTING LAND USE:** **Vacant land**
 ▶ **PROPOSED USE:** **39,000 sq. ft. office/warehouse building**

HISTORY OF ZONING: The property was zone PC (Planned Commercial) in 1983.
 SURROUNDING LAND USE AND ZONING: North: Convenience commercial / PC commercial
 South: CSX Railroad & vacant / PC Commercial
 East: CSX Railroad & vacant / PC Commercial
 West: Convenience commercial / CA commercial
 NEIGHBORHOOD CONTEXT: The site is located on the east side of Oak Ridge Hwy. in the Solway area. The surrounding property is zoned PC commercial and is either vacant or has been developed with a self storage facility or convenience commercial uses which cater to the travelers on the highway.

STAFF RECOMMENDATION:

- ▶ **APPROVE the request for an office/warehouse project containing up to 39,000 square feet of floor area as shown on the development plan subject to 7 conditions**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
 3. Meeting all applicable requirements of the Knox County Stormwater Control Ordinance
 4. Meeting all applicable requirements of the Knox County Health Dept.
 5. Installation of landscaping as shown on the development plan within one year of the issuance of occupancy permits for this project
 6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment

and Conservation and the Tenn. Dept. of Transportation

7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits

COMMENTS:

The applicants are proposing to develop a small office/ warehouse project at the intersection of Jim Jones Ln. and Oak Ridge Hwy. Due to the existing heavy traffic on Oak Ridge Hwy., direct access to that road is not a desirable alternative. The applicant will provide access to the site via Jim Jones Ln. The State of Tennessee (TDOT) owns a large right-of-way in this area. Any access plan to this site will require approval by TDOT. A stream crosses this site. Development in vicinity of the stream will be regulated by the Tennessee Department of Environment and Conservation and the Knox County Stormwater Control Ordinance.

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

1. The proposed office/warehouse development will add minimal additional traffic congestion in the immediate area.
2. All required utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial or residential uses.

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

1. The proposed office/warehouse 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,
2. The plan meets all requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

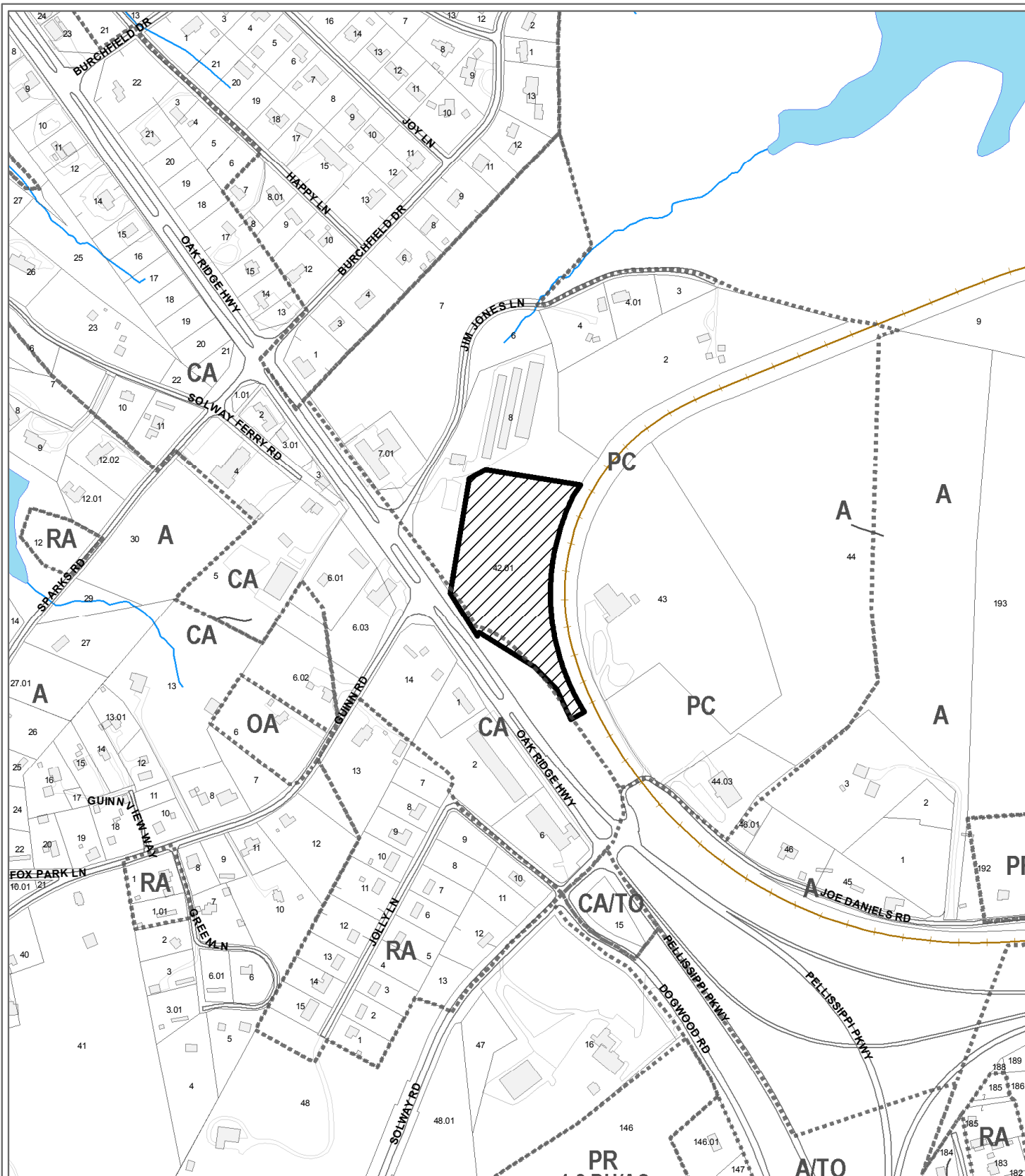
1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for this area.

ESTIMATED TRAFFIC IMPACT 144 (average daily vehicle trips)

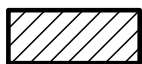
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**10-A-08-UR
USE ON REVIEW**



39,000 sq. ft. office/warehouse building in PC (Planned Commercial)

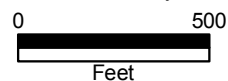
Original Print Date: 9/18/2008
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

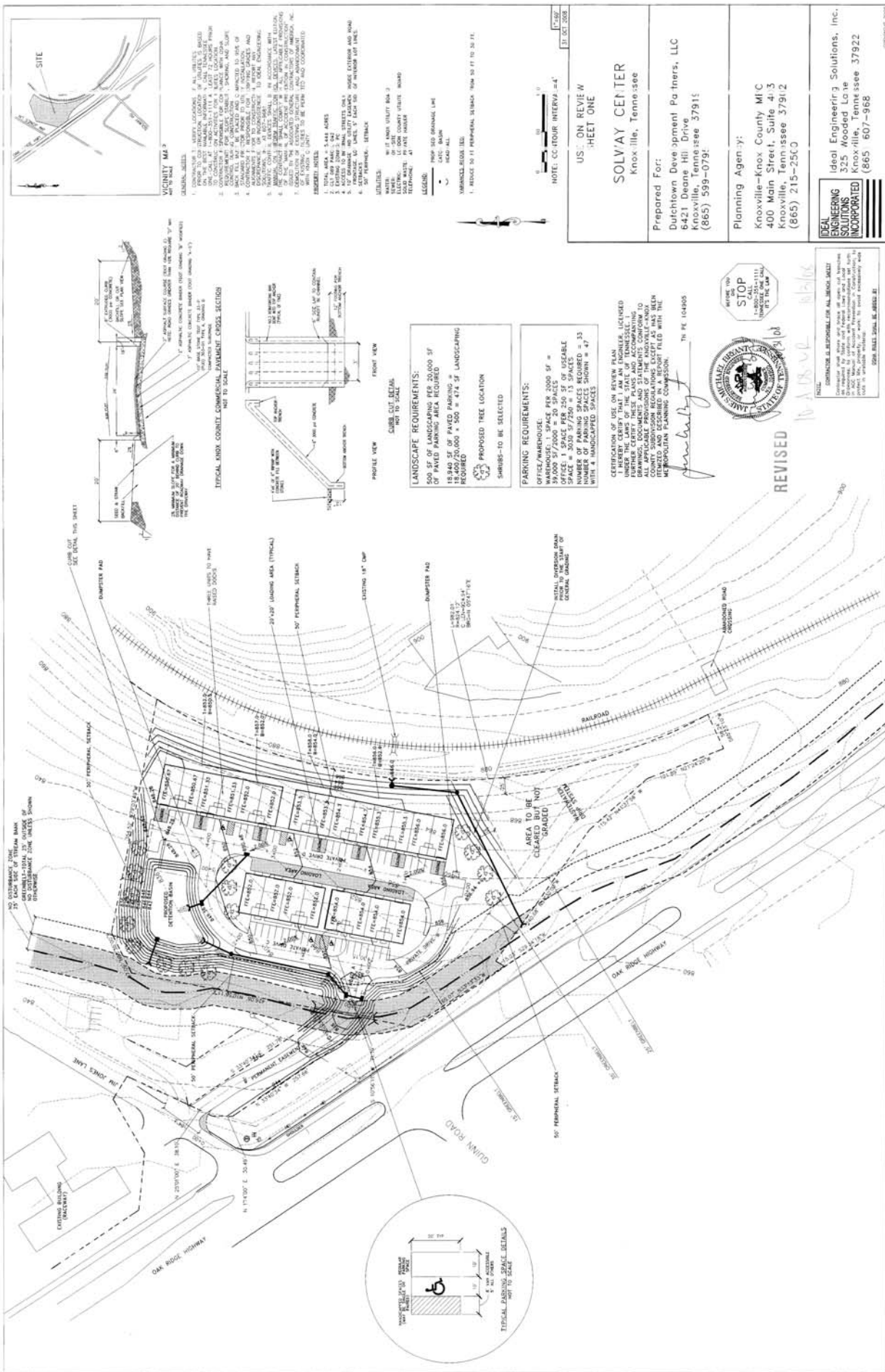
Revised:

Petitioner: Dutchtown Development Partners

Map No: 89

Jurisdiction: County





1. APPROXIMATE LOCATION OF ALL UTILITIES
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 8. APPROXIMATE LOCATION OF ALL UTILITIES
 9. APPROXIMATE LOCATION OF ALL UTILITIES
 10. APPROXIMATE LOCATION OF ALL UTILITIES
- UTILITIES:**
 WATER: 18" DIAMETER UNITS DIA 3"
 SEWER: 18" DIAMETER UNITS DIA 3"
 GAS: 18" DIAMETER UNITS DIA 3"
 TELEPHONE: 18" DIAMETER UNITS DIA 3"
 CABLE TV: 18" DIAMETER UNITS DIA 3"
 POWER: 18" DIAMETER UNITS DIA 3"
- LEGEND:**
 PROP 500 ORIGINAL LHM
 EXISTING
 1. 18" DIAMETER UNITS DIA 3"
 2. 18" DIAMETER UNITS DIA 3"
 3. 18" DIAMETER UNITS DIA 3"
 4. 18" DIAMETER UNITS DIA 3"
- MARKERS:**
 1. 18" DIAMETER UNITS DIA 3"
 2. 18" DIAMETER UNITS DIA 3"
 3. 18" DIAMETER UNITS DIA 3"
 4. 18" DIAMETER UNITS DIA 3"
- SCALE:**
 1" = 20' HORIZONTAL
 1" = 4' VERTICAL
- DATE:**
 10/20/08

US: ON REVIEW
 SHEET ONE

SOLWAY CENTER
 Knoxville, Tennessee

Prepared For:
 Dutchtown Development Partners, LLC
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 (865) 599-0791

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 (865) 215-2500

IDEAL ENGINEERING SOLUTIONS, INCORPORATED
 Ideal Engineering Solutions, Inc.
 325 Wooded Lane
 Knoxville, Tennessee 37922
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DATE: 10/20/08

