



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

▶ **FILE #:** 10-E-08-UR

AGENDA ITEM #: 66

AGENDA DATE: 10/9/2008

▶ **APPLICANT:** UNITED ACOUSTICAL
OWNER(S): STEPHEN & BEVERLY MCMAHAN

TAX ID NUMBER: 38 N A 004.01

JURISDICTION: County Commission District 7

▶ **LOCATION:** North side of Neal Dr., northeast of Tice Ln.

▶ **APPX. SIZE OF TRACT:** 0.68 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Neal Dr., a local street with a 30' 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:** 5,000 sq. ft. office/warehouse building

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant & storage facilities / PC (Planned Commercial)

South: Knox County Recycle Center / RB (General Residential)

East: Office/warehouse / PC (Planned Commercial)

West: Mulch business / PC (Planned Commercial)

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 a 5,000 sq. ft. office/warehouse building, subject to the following 9 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. Combining access to lots 1 and 2 in order to eliminate the need for two driveways (CLT# 038NA004.01 & 038NA004.02).
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6. Recording the approved protective covenants for the Planned Commercial development prior to issuance of any grading permits along with the proposed access easement to lot 4.02.
7. 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.
8. Recording the proposed 25' access easement that serves lots 1 & 2.
9. Meeting all applicable requirements of the Knox County Fire Marshall'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 develop a 5,000 sq. ft. office/warehouse building on this site. 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 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

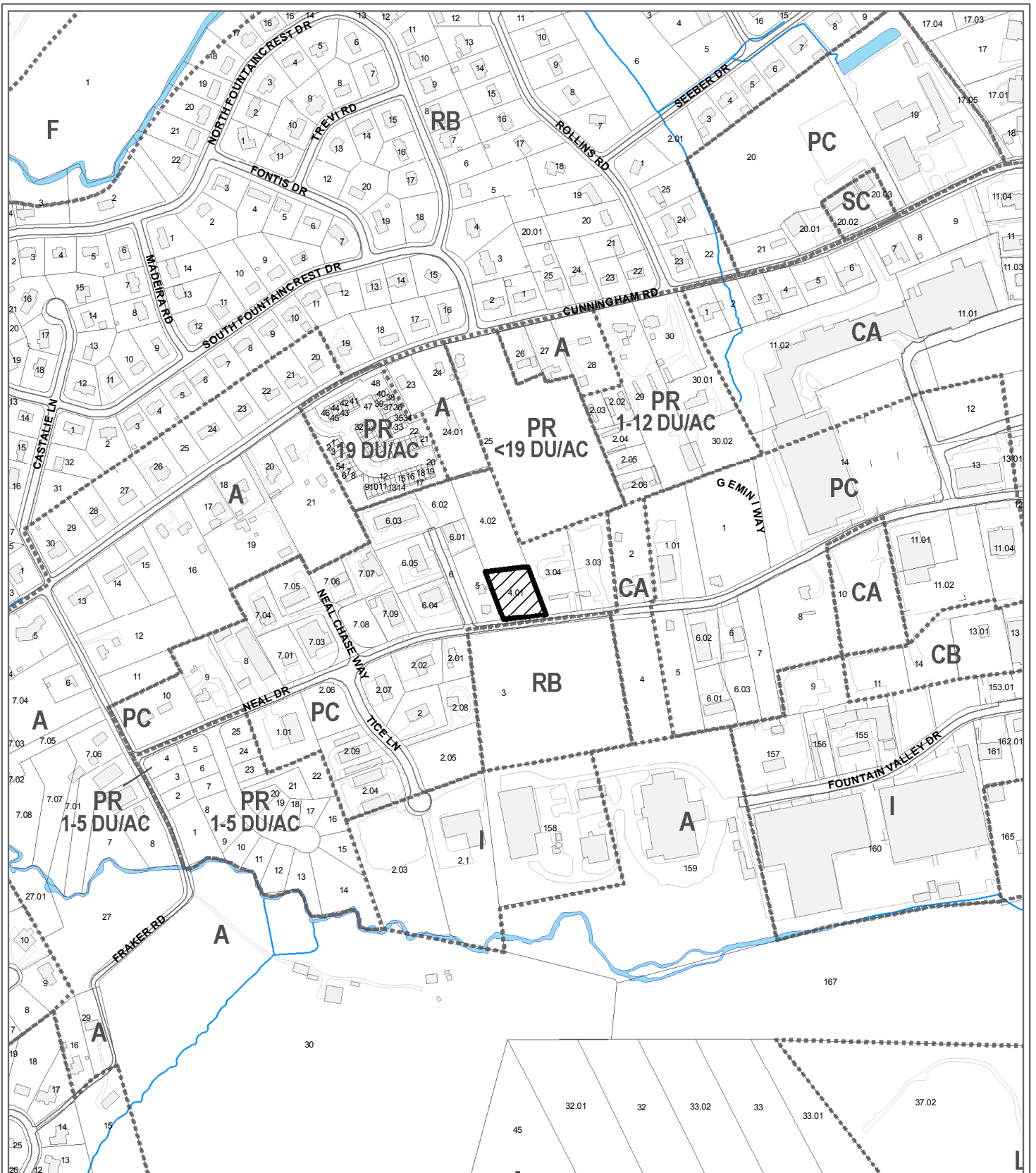
1. The North County Sector Plan proposes office uses for this site.
2. The site is located within the Planned Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 19 (average daily vehicle trips)

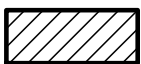
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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-E-08-UR
USE ON REVIEW**

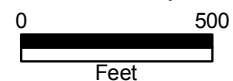


5,000 sq. ft. office/warehouse building in PC (Planned Commercial)

Petitioner: United Accoustical

Map No: 38

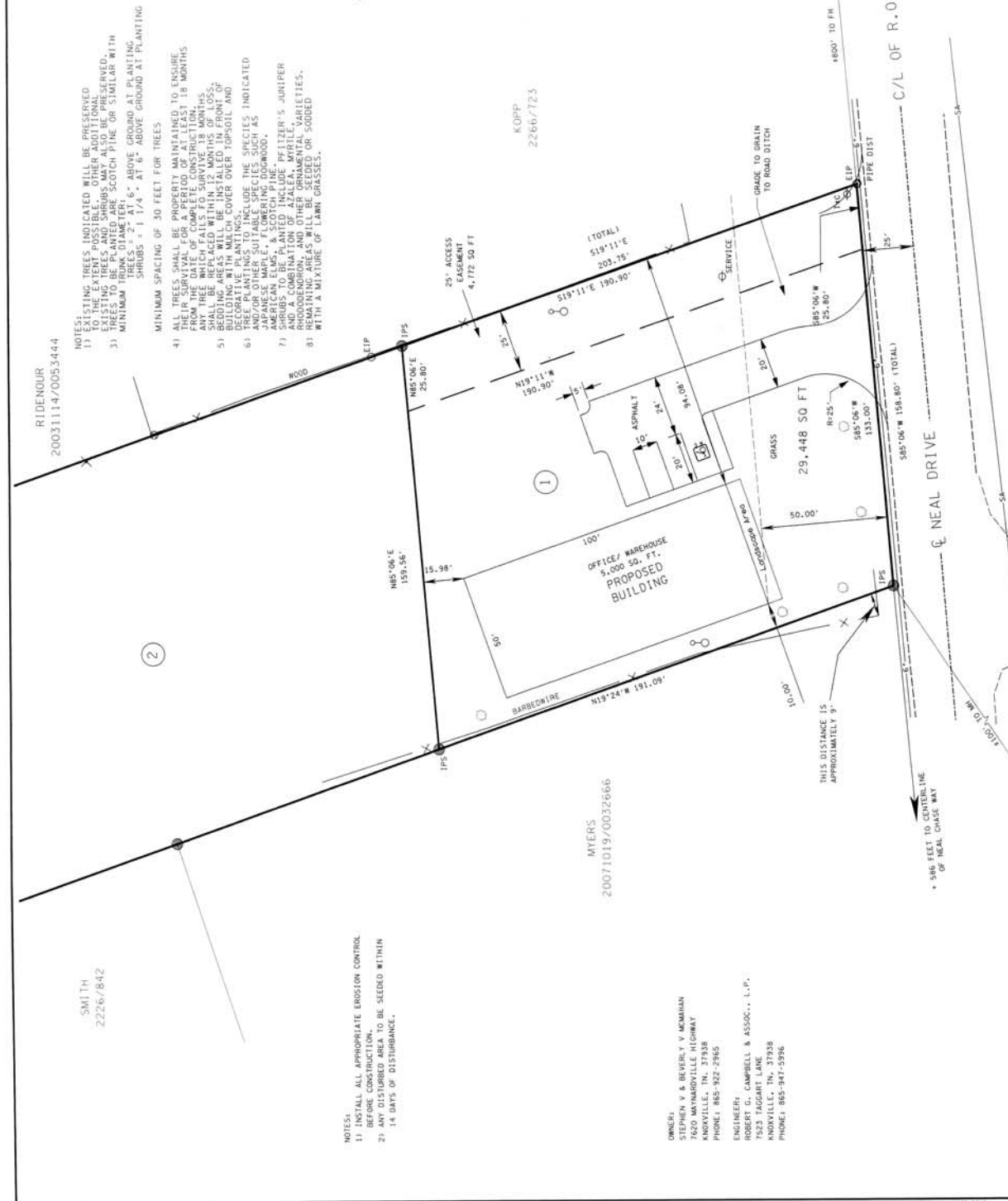
Jurisdiction: County



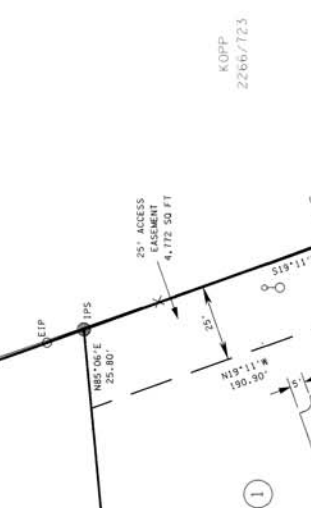
Original Print Date: 9/18/2008

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- NOTES:
- 1) INSTALL APPROPRIATE EROSION CONTROL BEFORE CONSTRUCTION.
 - 2) ANY DISTURBED AREA TO BE SEEDED WITHIN 14 DAYS OF DISTURBANCE.
- NOTES:
- 1) NOTING TREES INDICATED WILL BE PRESERVED TO THE EXTENT POSSIBLE. OTHER ADDITIONAL EXISTING TREES AND SHRUBS MAY ALSO BE PRESERVED.
 - 2) MINIMUM TREE SPACING SHALL BE 10 FEET WITH A MINIMUM TRUNK DIAMETER.
 - 3) MINIMUM TREES = 2" AT 6" ABOVE GROUND AT PLANTING. SHRUBS = 1 1/4" AT 6" ABOVE GROUND AT PLANTING.
 - 4) ALL TREES SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST 18 MONTHS FROM THE DATE OF PLANTING. TREES WHICH FAIL TO SURVIVE 18 MONTHS SHALL BE REPLACED WITHIN 12 MONTHS OF LOSS. REPLACEMENT TREES SHALL BE PLANTED AT THE SAME SPACING AS THE ORIGINAL TREES.
 - 5) BUILDING WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS. USE THE SPECIES INDICATED.
 - 6) ANY/OR OTHER SUITABLE SPECIES SUCH AS JAPANESE MAPLE, FLOWERING DOGWOOD, AND ANEMONE.
 - 7) SHRUBS TO BE PLANTED INCLUDE: PFTIZER'S JUNIPER AND A COMBINATION OF AZALEA, MYRTLE, AND CAMELLIA.
 - 8) SEEDING AREAS SHALL BE SEEDED OR SOODED WITH A MIXTURE OF LAWN GRASSES.



PARKING: 20 (MINIMUM)
 750 SQ. FT. OF OFFICE / 100 = 3
 TOTAL PARKING NEEDED: 4
 TYPE OF B (LOADING): BUS/1.55 OFFICE

LOT #1
 CLT MA: 038N GROUP: A
 PARCEL: 004.01
 DEED INSTR: 200-01090052308
 NUMBER OF LOTS: 1
 TOTAL ACREAGE: 1.68
 ZONING: PC

REVISED
 10-1-08-ur
 5/15/08

NO.	DATE	DESCRIPTION	BY	CHKD.

DESIGNED BY	RCG	CHECKED BY	RCG	SCALE	1"=20'
DRAWN BY	ALD	DATE	8/28/08	FILE NO.	00084
UNITED ACOUSTICAL CONSULTING ENGINEERS NEW OFFICE BUILDING				SHEET	1
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				OF	1
USE ON REVIEW				NO.	1