

▶ **FILE #:** 2-C-14-UR

AGENDA ITEM #: 43

AGENDA DATE: 2/13/2014

▶ **APPLICANT:** ANDREW GODWIN, ARCHITECT

OWNER(S): Galbraith Laboratories

TAX ID NUMBER: 80 M C 023 & 024

JURISDICTION: City Council District 3

STREET ADDRESS: 2323 Sycamore Dr

▶ **LOCATION:** North side of Sycamore Dr., north of West Industrial Pkwy.

▶ **APPX. SIZE OF TRACT:** 3.3 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Sycamore St., a local street with pavement width of 28' within a 60' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** I-1 (Planned Industrial Park)

▶ **EXISTING LAND USE:** Testing laboratory & vacant land

▶ **PROPOSED USE:** Addition to an existing business (laboratory)

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / RP-1 residential

South: Industrial /warehousing / I-1 industrial

East: Industrial /warehousing / I-1 industrial

West: Industrial /warehousing / I-1 industrial

NEIGHBORHOOD CONTEXT: The site is located in the Pleasant Ridge Industrial Park. Zoning in the immediate vicinity of the site is I-1 (Planned Industrial Park) District. The RP-1 zoned property to the north of this site has topographic challenges which probably explains why it is still vacant.

STAFF RECOMMENDATION:

▶ **APPROVE** the request to permit a 9,792 square foot expansion of the existing facility as shown on the site plan subject to 3 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Department
3. Combining the two tax parcels via the subdivision process

COMMENTS:

This applicant is requesting approval of a plan that will permit the expansion of the Galbraith Laboratories facility in the Pleasant Ridge Industrial Park. This business has been in operation for many years. It has experienced incremental growth throughout its history with multiple building expansions. This plan proposes a building expansion of approximately 9,800 square feet. In order to accommodate this expansion, the applicant will need to get the two tax parcels that make up this site combined by way of the subdivision process. It appears by the plans submitted for review that the request will meet the setback, parking, lot coverage and all other requirements of the I-1 (Planned Industrial) District regulations. The Knoxville Engineering Department has expressed serious reservations regarding the preliminary storm water drainage plan that was submitted with this request. They have been provided a conceptualized drainage plan that may not adequately address the City's storm water control regulations. In order for this project to move forward, a detailed drainage plan will have to be approved by the Knoxville Engineering Department prior to the issuance of any permits for this proposed expansion.

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

1. All public utilities are available to serve the site.
- 2.3. The proposed addition is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the I-1 (Planned Industrial) zoning as well as the general criteria for approval of a use on review.
2. The proposed development with the recommended conditions 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 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 since the development is located off of two arterial streets. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

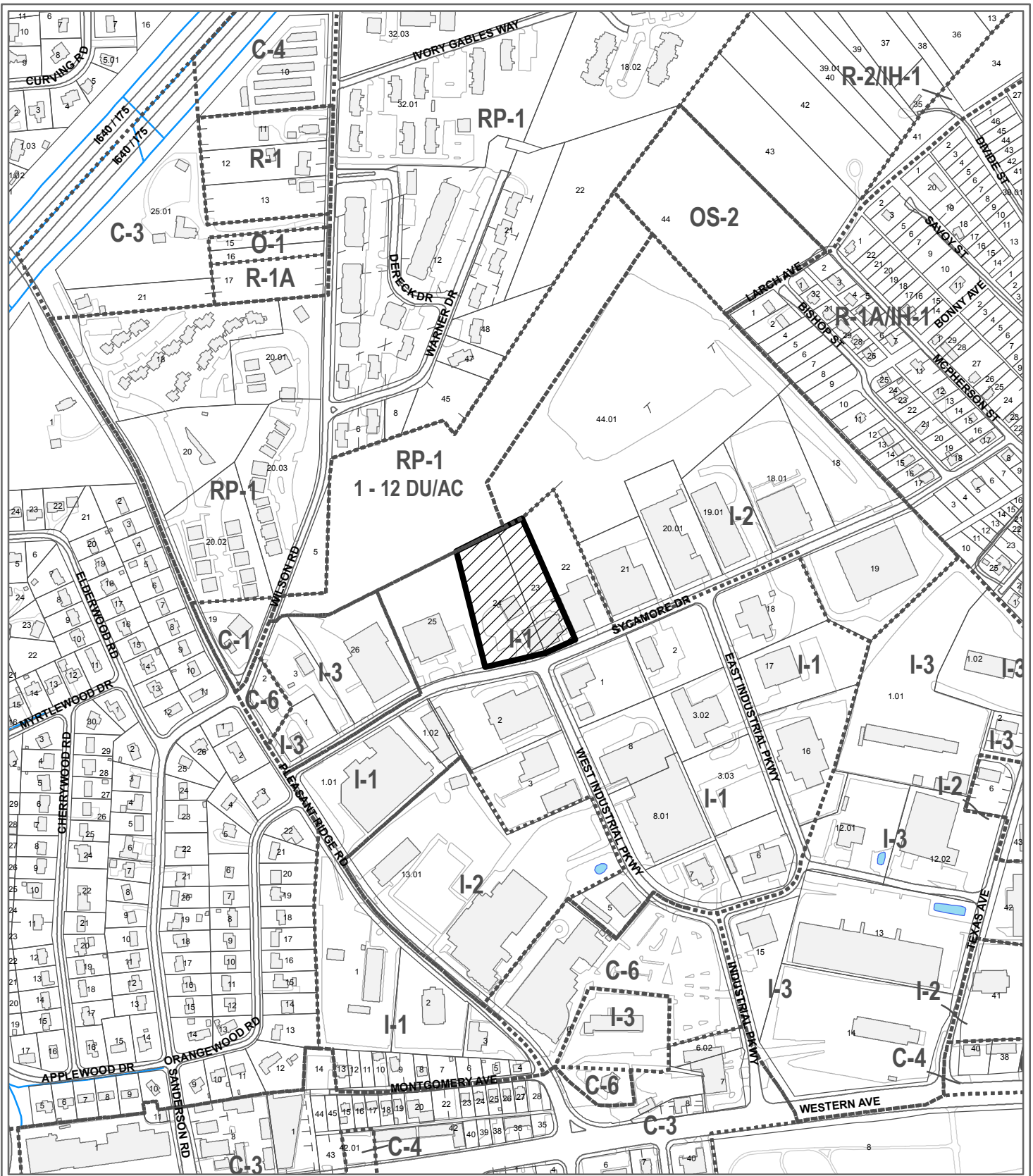
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the Northwest City Sector Plan propose light industrial use for this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**2-C-14-UR
USE ON REVIEW**

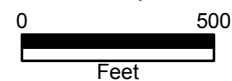


Addition to an existing business (laboratory) in I-1 (Planned Industrial Park)

Petitioner: Andrew Godwin, Architect

Map No: 80

Jurisdiction: City



Original Print Date: 1/27/2014

Revised:

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

2 C-44-DK
REVISED
1-2-9-17

PROPOSED
DESIGNED BY: JAMES H. HARRIS, INC.
SCALE: 1" = 20'
DATE: 1-2-9-17
PROJECT: GALBRAITH LABORATORY
SHEET: 13

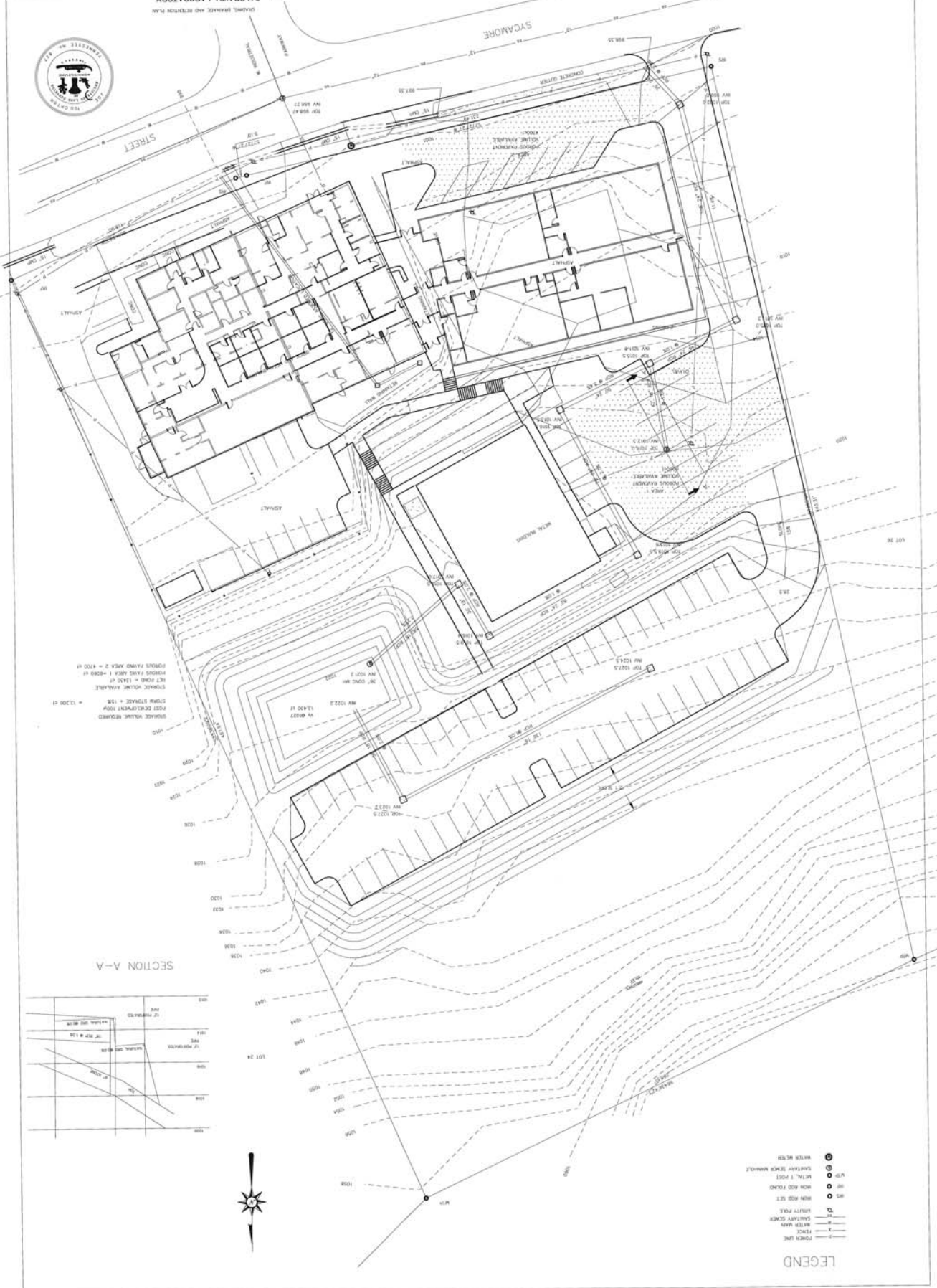
OWNER
NAME: STATE OF OHIO
ADDRESS: 100 N. BROAD ST.
COLUMBUS, OH 43261

DATE
1-2-9-17

SCALE
1" = 20'

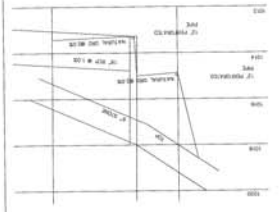
PROJECT
GALBRAITH LABORATORY

SHEET
13



STORAGE VOLUME REQUIRED = 12,000 CF
STORAGE VOLUME AVAILABLE = 12,000 CF
STORAGE AREA = 1,345 SF
STORAGE AREA = 1,345 SF
STORAGE AREA = 1,345 SF

SECTION A-A



- WATER METERS
- SEWER
- WELL
- STORM SEWER
- WATER
- SEWER
- WELL
- STORM SEWER
- WATER
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- STORM SEWER

LEGEND