

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

► **FILE #:** 1-N-17-UR

**AGENDA ITEM #:** 66

**AGENDA DATE:** 1/12/2017

► **APPLICANT:** BARRY BYRD

OWNER(S): Mesa Properties LLC

TAX ID NUMBER: 118 PART OF 17320

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10550 Murdock Dr

► **LOCATION:** Northwest side of Dutchtown Rd., northeast side of Simmons Rd.

► **APPX. SIZE OF TRACT:** 6.3 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Simmons Rd., a local street with a pavement width of 36' within a 60' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

► **ZONING:** PC (Planned Commercial) / TO (Technology Overlay) and BP (Business and Technology) / TO

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Office / Warehouse

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mesa offices and vacant land - BP (Business and Technology) / TO (Technology Overlay)

South: Mixed businesses - CB (Business and Manufacturing) / TO (Technology Overlay)

East: Business - PC (Planned Commercial) / TO (Technology Overlay)

West: Vacant land - CB (Business and Manufacturing) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located in an area of mixed commercial and light industrial uses. Development in this area has occurred in the BP, PC and CB zones. This site and much of the surrounding area is subject to the development review authority of the Tennessee Technology Corridor Development Authority.

## STAFF RECOMMENDATION:

► **APPROVE the request for an office/warehouse building with approximately 25,875 sq. ft. of floor area as shown on the development plan subject to 7 conditions**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

2. Revising the development plan to align the access driveway for the development with the approved public street for the Dutchtown Road Office Warehouse Subdivision (9-SB-15-C) that is currently under construction on the opposite side of Simmons Rd.
3. Revising the grading plan and landscape plan to accommodate the screening for the mechanical equipment located on the south side of the building and for the addition of some smaller trees along this building frontage.
4. Installing all landscaping as shown on the revised landscape plan within six months of issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Working with the Knox County Greenways Coordinator on establishing the greenway easement along Turkey Creek.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) / TO (Technology Overlay) districts and the criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing an office/warehouse building with approximately 26,875 square feet on a portion of 11.23 acre parcel located at the northeast corner of the intersection of Simmons Rd. and Dutchtown Rd. While the property has frontage on Murdock Dr., only the portion of the property (approximately 6.3 acres) south of Turkey Creek will be developed under this request. Access to the site will be from Simmons Rd., a local street. This office/warehouse building will be an expansion of the Mesa Associates, Inc. facility, an engineering consulting firm that is located at 10604 Murdock Dr., just north of this site. The proposed building will include offices, a machine shop and a warehouse space that will also be used for the fabrication and assembly of equipment.

The proposed development plan includes a total of 41 parking spaces which is in compliance with the required parking of the Knox County Zoning Ordinance. The service area for the building is located on the north side of the building and the loading dock and two overhead doors will not face the two street frontages for this site.

Staff is recommending a condition that the grading plan and landscape plan be revised to accommodate the screening for the mechanical equipment located on the south side of the building. Some smaller trees also need to be added along this side of the building to help break up the long building façade along the Dutchtown Rd. frontage.

Staff has recommended a condition that the applicant continue to work with the Knox County Greenways Coordinator in establishing a greenway easement along Turkey Creek. The Turkey Creek Greenway is identified in the "Knoxville-Knox County Park, Recreation and Greenways Plan" adopted in December 2009.

In addition to this use on review approval from the Planning Commission, approval is also required from the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA approved this project at their January 9, 2017 meeting.

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

1. The proposed office/warehouse will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed use will have minimal impact on the existing street system.
3. The proposed use is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the stated conditions, the proposed office/warehouse meets the standards for development within the PC (Planned Commercial) / TO (Technology Overlay) zoning districts.
2. The proposed use 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for technology park use. The proposed facility is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 99 (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.