

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-C-24-DP                      Related File Number:  
Application Filed: 6/28/2024              Date of Revision:  
Applicant: PARKER STROBLE

## PROPERTY INFORMATION

General Location: East side of Palestine Ln, south side of I-75 Interstate  
Other Parcel Info.:  
Tax ID Number: 141 075                      Jurisdiction: County  
Size of Tract: 27.67 acres  
Accessibility: Access is via Palestine Lane, a local street with a 21-ft pavement width within a 50-ft right-of-way. South of the subject property's access point, the paved street becomes a narrower gravel surface that is only 10' wide.

## GENERAL LAND USE INFORMATION

Existing Land Use: Industrial (Manufacturing)  
Surrounding Land Use:  
Proposed Use: Parking lot addition for trailer and employee parking                      Density:  
Planning Sector: Southwest County              Plan Designation: CC (Corridor Commercial), RC (Rural Conservation), HP (Hi  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area near the I-40 interchange with N Watt Road has a mix of commercial, industrial, and residential uses and undeveloped lands.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 12759 PALESTINE LN  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC(k) (Planned Commercial)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: A smaller portion of the property was rezoned from A to CB in 1995 (5-E-95-RZ), while a larger portion was rezoned from A to PC(k) in 2001 with a condition requiring an open space buffer along the adjoining parcel 141 079.

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the development plan for parking lots addition to a previously approved development plan in the PC(k) zone, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering & Public Works department.
3. Installing all required landscaping within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. All proposed lighting being shielded so that it is directed down to the ground.
5. The development shall not exceed the disturbance shown on the site plan.

Comments:

This request is for additional parking lots for trailer and employee parking for Southeastern Freight Lines's distribution center at the southeast quadrant of the I-40/75 interchange at N Watt Road. Southeastern Freight Lines is a privately-owned transportation services provider that specializes in next-day service in the southeast and southwest regions. The existing distribution center use on this PC(k) zoned property was approved by the Planning Commission as a Use on Review in 2006 (10-R-06-UR). The plan was approved for a two-phased development of 108 door docks and 142 trailer parking spaces. Phase 1 included 68 door docks and 100 trailer parking and Phase 2 proposed 40 door docks and 42 trailer parking (Exhibit B).

In a slightly different layout than what was approved, the property currently has 87 door docks and 139 trailer parking spaces. The business wants an extension of the trailer parking lot to the east to accommodate 67 more trailers and an extension of the employee parking lot to the west for 21 additional spaces. The boundary of the proposed trailer parking lot extension extends beyond the parking area of Phase 2 of the previously approved plan by approximately 68' to the east. The location of the proposed employee parking lot varies from the Phase 2 plan as well. Since the layout and the number of trailer parking spaces vary from the previously approved plan, this now requires a new development plan approval by the Planning Commission. The Knox County Engineering & Public Works Department and Planning's Senior Transportation Engineer has determined this does not require any traffic impact analysis.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

PC(k) (Planned Commercial) zone:

- A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.
- B. The County Commission placed a condition on the PC zoning that included the adjacent southern parcel 141 079 (6-N-01-RZ). The condition to provide a buffer from the Saddle Ridge subdivision and Fox Run subdivision is specific to the adjacent parcel and is not related to the subject property.
- C. The administrative procedures for the PC zone require the Planning Commission to approve revised development plans for any changes, alterations, amendments, or extensions to the development plan. Approval of such changes may be granted if, in the opinion of the planning commission, the requested changes would be in keeping with the intent and provisions of this resolution. (Section 5.33.13

Administration (d.)

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Encourage development practices that conserve and connect natural features and habitat. (Policy 7). – The recommended condition of approval to limit the disturbance as shown on the site plan aims to preserve the remaining forested lands of this property.

3) FUTURE LAND USE MAP

A. The flatter, front portion of the property has the CC (Corridor Commercial) place type while the rear portion has the RC (Rural Conservation) place type with the HP (Hillside Protection) designation. The majority of the trailer parking expansions are proposed within areas with the HP designation.  
B. According to the slope analysis, approximately 13.9 acres of the 27.7-acre property has the HP overlay. The analysis recommends a maximum disturbance budget of 6.8 acres (48.7% of the HP area). Although 2008 aerial image indicates the development may have exceeded the budget, some of the vegetation grew back. The current proposal disturbs approximately 4.3 acres of the HP area that includes some of the reforested lands and some previously undisturbed areas.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

**Action:** Approved **Meeting Date:** 8/8/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for parking lots addition to a previously approved development plan in the PC(k) zone, subject to 5 conditions.

**Date of Approval:** 7/11/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**