

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-C-24-DP Related File Number:
Application Filed: 7/25/2024 Date of Revision:
Applicant: STUART ANDERSON, AIA

PROPERTY INFORMATION

General Location: North side of Discovery Ln, north west of Dutchtown Rd
Other Parcel Info.:
Tax ID Number: 118 17307 Jurisdiction: County
Size of Tract: 2.5 acres
Accessibility: Access is via Discovery Ln, a local street with a divided median and a pavement width of 17 ft within a right-of-way ranging in width from 58-70 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Right-of-way/open space, Agriculture/forestry/vacant land
Surrounding Land Use:
Proposed Use: Office/warehouse Density:
Planning Sector: Northwest County Plan Designation: BP (Business Park)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is at the interchange of Dutchtown Rd and Pellissippi Pkwy and is a part of an office and industrial park within the Technology Overlay zone.

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

Street: 830 DISCOVERY LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This was rezoned from BP (Business & Technology Park) to PC (Planned Commercial) (3-O-98-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)
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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for an office/warehouse with approximately 24,309 sq ft of floor area, subject to 5 conditions.

Staff Recomm. (Full): 1) Resolving the location of the KUB utility lines prior to the issuance of a grading permit. Redesign to the site could require TTCDA and Planning Commission approval.
2) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.
3) Meeting all applicable requirements of the Knox County Engineering and Public Works and Knoxville Utility Board.
4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
5) Obtaining TTCDA approval of the development plans (Case 9-C-24-TOB).

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

Comments: The proposal is for a new office/warehouse that is 24,309 sq ft and approximately 24 ft tall. The 2.49-acre site is at the Dutchtown Rd interchange with Pellissippi Pkwy. There is one driveway access on Discovery Ln.

There is a KUB gas line where the detention pond is located. The relocation issue will be discussed with KUB during permitting. If the site needs to be redesigned, this could require another approval by Tennessee Technology Corridor Development Authority (TTCDA) and Planning Commission.

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 (Planned Commercial), TO (Technology Overlay):
A. This zone does not intend to restrict potential development by limiting uses. In general, permitted uses shall include offices, commercial services, and light distribution centers. This office/warehouse proposal is consistent with the intent and standards of the PC zone. B. Properties in the TO (Technology Overlay) zone require approval of site plans by the TTCDA. This request will be heard at the September 9, 2024 TTCDA meeting (Case 9-A-24-TOB).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Policy 3: Encourage infill and development of underutilized land. This property is a part of the Technology Center Park subdivision, which was approved in 1985 (7-J-85-UR) and has continued to be built out, though this parcel has remained vacant.
B. Policy 9.3: Focus growth in areas already served by adequate infrastructure. This property is at the Dutchtown Rd interchange with Pellissippi Pkwy and is part of a larger business park served by sewer and water.

3) FUTURE LANDUSE MAP
A. The property is classified as the BP (Business Park) place type. Office is considered a primary use and commercial is considered a secondary use in this place type. This place type considers the PC zone to be partially related.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. 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 with Conditions **Meeting Date:** 9/12/2024

Details of Action:

Summary of Action: Approve the development plan for an office/warehouse with approximately 24,309 sq ft of floor area, subject to 5 conditions.

Date of Approval: 9/12/2024 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**