

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-A-16-UR **Related File Number:**
Application Filed: 11/17/2015 **Date of Revision:**
Applicant: CROSS COMPANY BY FLAGSHIP GROUP INC.

PROPERTY INFORMATION

General Location: Northwest end of Discovery Ln., east side of Corridor Park Blvd.
Other Parcel Info.:
Tax ID Number: 118 173.36 & 173.37 **Jurisdiction:** County
Size of Tract: 4.83 acres
Accessibility: Access is via Discovery Ln., a local cul-de-sac street with a boulevard section within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Revised stormwater plans **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Technology Park
Growth Policy Plan: Planned Growth Area
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.

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

Street: 850 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: Property was rezoned to PC (Planned Commercial) / TO (Technology Overlay) in 1998.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a revised stormwater plan for an approved office and light manufacturing facility of approximately 22,000 square feet as shown on the development plan subject to 4 conditions.

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed revised stormwater plan.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all applicable conditions of the Use on Review approval (6-E-15-UR) granted by the Planning Commission on June 11, 2015 for the proposed office and light manufacturing facility.

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 revise the stormwater plan approved by the Planning Commission on June 11, 2015 for a proposed 22,000 square foot office and light manufacturing facility located on the north end of Discovery Ln. and the southwest side of the Pellissippi Parkway access ramps for Dutchtown Rd.. The original development site was a 2.52 acre portion of an existing 4.83 acre lot that has access to both Discovery Ln. and Corridor Park Blvd. The proposed detention basin for the facility was to be located on the southwest side of the building, just north of the proposed parking lot. Due to some minor site plan alterations required because of an existing utility line, that applicant has submitted a revised plan that will relocate the stormwater facility northwest of the proposed building on the vacant portion of the 4.83 acre tract and adjacent to the driveway connection that will be provided over to Corridor Park Blvd. The proposed stormwater facility will be shared with the future development on that portion of the site.

The proposed development is scheduled for review by the Tennessee Technology Corridor Development Authority on January 11, 2016.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposed development will have a minimal impact on the existing street system.
3. The proposed development 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. The proposed development meets all requirements of the PC (Planned Commercial) / TO (Technology Overlay) zoning districts with the noted conditions.
2. The proposed development is consistent with the 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 substantial 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 proposes technology park uses for this property. 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.

Action: Approved **Meeting Date:** 1/14/2016

- Details of Action:**
1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed revised stormwater plan.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 4. Meeting all applicable conditions of the Use on Review approval (6-E-15-UR) granted by the Planning Commission on June 11, 2015 for the proposed office and light manufacturing facility.

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.

Summary of Action: APPROVE the request for a revised stormwater plan for an approved office and light manufacturing facility of approximately 22,000 square feet as shown on the development plan subject to 4 conditions.

Date of Approval: 1/14/2016 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**