

# 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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 1-L-15-UR                      **Related File Number:**  
**Application Filed:** 12/1/2014              **Date of Revision:**  
**Applicant:** BARRY BYRD ARCHITECTURE

## PROPERTY INFORMATION

**General Location:** Southeast side of Murdock Dr., northeast side of Simmons Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 17323                      **Jurisdiction:** County  
**Size of Tract:** 6.1 acres  
**Accessibility:** Access is via Murdock Dr., a minor arterial street with a 40' pavement width within a 100' right-of-way, and Simmons Rd., a local street with a pavement width of 36' within a 60' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** Office expansion                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** TP  
**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:** 10604 Murdock Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property zoned BP / TO in the early 1980's. Development plan for phase one of this development approved by MPC in 2002

## 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 an office building expansion of approximately 25,875 sq. ft. of floor area as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed office expansion (1-A-15-TOB).
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Installing all landscaping as shown on the 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Working with the Knox County Greenways Coordinator on establishing the greenway easement along Turkey Creek and providing a pedestrian connection to the future greenway from the building site.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments: The applicant is proposing a 25,875 sq. ft. addition to a 45,323 sq. ft. office building for Mesa Associates, Inc. The expansion will include two stories and a basement. The total square footage for the office will be 71,198 sq. ft. This is the second expansion for this facility with the previous approval having been granted in 2006. The site is located on the south side of Murdock Rd. at Simmons Rd.

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 will be reviewing this project at their January 5, 2015 meeting.

The proposed building expansion will repeat the brick exterior of the existing building. The plan includes 284 parking spaces which meets off-street parking requirements for both the Knox County Zoning Ordinance and the TTCDA Design Guidelines. The majority of the new parking lot will include pervious pavement. There is no signage proposed with this submittal.

Staff has recommended a condition that the applicant 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.

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

1. The proposed office expansion will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed use is consistent in use with the zoning designation.

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

1. With the stated conditions, the proposed office expansion meets the standards for development within the BP (Business & Technology Park) zoning district and all other requirements of the Knox

County Zoning Ordinance.

2. The proposed office expansion 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 area since the subdivision has direct access to a minor arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

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

**Action:** Approved

**Meeting Date:** 1/8/2015

**Details of Action:**

**Summary of Action:** APPROVE the request for an office building expansion of approximately 25,875 sq. ft. of floor area as shown on the development plan subject to 6 conditions

**Date of Approval:** 1/8/2015

**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:**