

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-A-19-UR **Related File Number:**
Application Filed: 7/30/2019 **Date of Revision:**
Applicant: BARRY BYRD

PROPERTY INFORMATION

General Location: South side of Murdock Drive, east of Simmons Road
Other Parcel Info.: Request also includes 10604 Murdock Drive (118 17323)
Tax ID Number: 118 17323 & PART OF 17320 **Jurisdiction:** County
Size of Tract: 11.37 acres
Accessibility: Access is via Murdock Dr., a minor arterial street with a 40' pavement width within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office & Vacant
Surrounding Land Use:
Proposed Use: Office building **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP (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: 10550 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for an office building with approximately 35,200 square feet as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Installation of all sidewalks and walking trails as identified on the development plan, subject to meeting all applicable Americans with Disabilities Act (ADA) requirements and the requirements of the Knox County Department of Engineering and Public Works.
- 3) Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Any proposed signage is subject to approval by the TTCDA Board, Planning staff, and Knox County Codes Administration staff.
- 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:

This is a request for approval of a 35,200 square foot two story office building for Mesa Associates, Inc. Access for the site will be through the existing Mesa office building site that adjoins this property on the west that has access out to both Murdock Drive and Simmons Road. There is no direct access from this property out to Murdock Drive. The development plan includes 210 parking spaces which meets off-street parking requirements of the Knox County Zoning Ordinance. There is no signage proposed with this submittal.

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 the proposed development plan at their meeting on September 9, 2019.

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

1. The proposed office development 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 development 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 development 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 since the development will have 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. The proposed office development is in conformance with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved with Conditions **Meeting Date:** 10/10/2019

Details of Action:

Summary of Action: APPROVE the request for an office building with approximately 35,200 square feet as shown on the development plan subject to 6 conditions

Date of Approval: 10/10/2019 **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:**