

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: 10-F-08-UR **Related File Number:**
Application Filed: 9/2/2008 **Date of Revision:**
Applicant: JOHNSON ARCHITECTURE, INC.

PROPERTY INFORMATION

General Location: Northwest terminus of Electric Ave., southwest of Cogdill Rd.
Other Parcel Info.:
Tax ID Number: 131 073.10 & 073.12 **Jurisdiction:** County
Size of Tract: 3.72 acres
Accessibility: Access is via Electric Av., a local private street with a pavement width of 32' within a 50' right-of-way. Additional access will be provided via a driveway to Cogdill Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Parking lot expansion for existing commercial business **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LI
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in the Cogdill Rd. commercial area. This area is characterized by mixed heavy commercial, distribution and light manufacturing businesses.

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

Street: 10427 Cogdill Rd
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: Last expansion approved by MPC in August, 2007 (8-F-07-UR)

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for the parking expansion as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Submitting a revised landscaping plan to incorporate plantings as required by the PC Zone and the general standards of the Knox County Zoning Ordinance regarding parking lots. Installing all landscaping within six months of the paving of this parking lot, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
4. Provision of required number of parking spaces per the standards of the Knox County Zoning Ordinance for the proposed development.
5. Approval of a Certificate of Appropriateness for building permit by the Tenn. Technology Corridor Development Authority.
6. Combining all parcels owned by the applicant's client into one parcel through the resubdivision process.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the other criteria for approval of a use on review.

Comments:

Previously, the applicant is proposing to expand the ongoing business that adjoins this site by adding a second floor to an existing building. In order to be able to provide the required parking to accommodate the expansion, a parking garage was proposed at that time. The applicant is now proposing to construct a surface parking lot, on an adjoining piece of property, in lieu of building the parking garage. If the applicant's client is purchasing the property where the new parking lot is going to be constructed, this land should be combined with their other holdings via the subdivision process.

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

1. The proposed parking development will have a minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial uses.

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

1. The proposed parking expansion are 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,
2. The development plan meets all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for this area. The proposed building expansion and the accompanying parking will be used by Radio Systems Corp. which manufactures electronic animal control devices.
2. Since this site is also located in the TO (Technology Overlay) zone, a Certificate of Appropriateness must be obtained from the Tenn. Technology Corridor Development Authority.

MPC Action: Approved

MPC Meeting Date: 10/9/2008

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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Summary of MPC action: APPROVE the request for the parking expansion as shown on the development plan subject to 6 conditions

Date of MPC Approval: 10/9/2008

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: