

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 10-G-01-UR                      **Related File Number:**  
**Application Filed:** 9/10/2001              **Date of Revision:**  
**Applicant:** GEORGE EWART  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast end of Castaic Ln., south of Hardin Valley Rd. and west of Pellissippi Pkwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 119.07                      **Jurisdiction:** County  
**Size of Tract:** 5.53 acres  
**Accessibility:** Access is via Castaic Ln., a local street with a 32' pavement width within a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 16,000 square foot office building                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located within a planned commercial subdivision, located in an area of mixed uses including single-family residences, Pellissippi State Technical Community College, KUB substation and commercial businesses.

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

**Street:** Castaic 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:** The initial Concept Plan and Use-on-Review was approved for this commercial subdivision on May 14, 1998.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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: TPB

Staff Recomm. (Abbr.): APPROVE the development plan for a 16,000 square foot office building, subject to 7 conditions

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Installing the proposed landscaping as shown on the landscape plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
  3. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA).
  4. Obtaining approval of signage by TTCDA and MPC prior to any signs being placed on the site.
  5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  7. Submitting a revised site plan to MPC for certification, reflecting the above conditions, prior to issuance of any building permits for this project.

With the conditions noted above, this request meets the requirements for approval in the PC zone, and the general standards for approval of a Use-on-Review.

Comments: The applicant is proposing to develop a 16,000 square foot, two story office building on a 5.53 acre lot within a commercial subdivision located off of Hardin Valley Rd. The site is located at the end of Castaic Ln. The building will occupy only a portion of the site and the applicant has located the building to allow for future development of the property. The office use complies with the Northwest Sector Plan commercial designation and is permitted under the restrictive covenants for the subdivision.

Since the property is within the Technology Overlay, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) must also be obtained. This request is scheduled to be heard at the October 8, 2001 TTCDA meeting. As designed, the service area for the building is located on the side of the building instead of in the rear of building as required by the design guidelines. Due to site constraints that would make it difficult to access the rear of the building by larger vehicles, the applicant is requesting a waiver from that provision from the TTCDA. The applicant has not submitted a signage plan for the site and will be required to come back to the TTCDA and MPC for approval of any signs.

MPC Action: Approved MPC Meeting Date: 10/11/2001

- Details of MPC action:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Installing the proposed landscaping as shown on the landscape plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
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With the conditions noted above, this request meets the requirements for approval in the PC zone, and the general standards for approval of a Use-on-Review.

**Summary of MPC action:** APPROVE the development plan for a 16,000 square foot office building, subject to 7 conditions

**Date of MPC Approval:** 10/11/2001

**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:**