

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-H-08-UR
Application Filed: 9/8/2008
Applicant: JOHN A. MURPHY

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North of terminus of Horseshoe Bend Ln., northeast of Pellissippi Pkwy.
Other Parcel Info.:
Tax ID Number: 89 222.09 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via Horseshoe Bend Ln., a local street with a 26' ft. pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: 10,000 sq. ft. commercial building **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP & STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in a commercial subdivision (completed in 1999) having direct access to Pellissippi Parkway.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay) and F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property is part of the Horseshoe Bend Business Park that was subdivided in 1999.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as being within the technology park use designation. The proposed commercial building is consistent with the intent of the Sector Plan in that area and for development within the Technology Corridor.

MPC Action: Approved

MPC Meeting Date: 10/9/2008

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the development and signage plans.
 3. Obtaining variances from the Knox County Board of Zoning and Appeals and the TTCDA for reduction of front and side yard setbacks for the BP Zoning District.
 4. Installing the proposed landscaping as shown on the revised 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.
 5. Identifying the floodway, no-fill zone, 100 and 500 year flood plain, and the required minimum floor elevations on the development plan.
 6. Place a note on the development plan that the subject property is located within the proposed alignment of State Route 475. This route will have an impact on any development within the Horseshoe Bend Business Park.
 7. Meeting all other applicable requirements of the Knox County Zoning Ordinance. This includes certification that the use of the building will be a use permitted under BP zoning.
 8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the BP/TO Zones.

Summary of MPC action: APPROVE the request for a 10,000 sq. ft. commercial building in the BP/TO zoning district, subject to the following 9 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: 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: