

# 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-K-02-UR                      **Related File Number:**  
**Application Filed:** 9/9/2002                      **Date of Revision:**  
**Applicant:** AVERITT EXPRESS  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North and west sides Cogdill Rd., north side of I-40/75.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 88.01                      **Jurisdiction:** City  
**Size of Tract:** 26.78 acres  
**Accessibility:** Access is via Cogdill Rd. a collector street with a pavement width 28' of within a 60' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Truck terminal  
**Surrounding Land Use:**  
**Proposed Use:** Revised truck terminal (8400 sq. ft. office, loading dock expansion and an additional driveway)                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located on Cogdill Rd. at the Pellissippi Parkway (I-140) and the I-40/75 interchange. Development in the area consists of office and distribution uses.

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

**Street:** 10207 Cogdill Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC-2 (Retail and Distribution Park) / TO-1 (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property zoned PC-2 at time of annexation

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



occupancy permits for this project.

4. Fill material needed to construct the new driveway not reducing the storage capacity in the existing detention basin.

5. Approval of a Certificate of Appropriateness for building permit by the Tennessee Technology Corridor Devilmment Authority.

6. Meeting all requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-2 zone and the other criteria for approval of a use on review.

**Summary of MPC action:** APPROVE the request for up to 8400 square feet of office space, extension of the loading dock and the construction of a new driveway as shown on the development plan subject to 6 conditions

**Date of MPC Approval:** 10/10/2002

**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:**