CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 10-K-02-UR Related File Number:

Application Filed: 9/9/2002 Date of Revision:

Applicant: AVERITT EXPRESS

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

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

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 Density:

and an additional driveway)

Sector Plan: Northwest County Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is locate 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:

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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

Dan Kelly Planner In Charge:

APPROVE the request for up to 8400 square feet of office space, extension of the loading dock and the Staff Recomm. (Abbr.):

construction of a new driveway as shown on the development plan subject to 6 conditions

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Staff Recomm. (Full): Dept.

2. Meeting all applicable requirements of the City of Knoxville Dept. of Engineering.

3. Installing all landscaping, as shown on the development plan, within six months of the issuance of 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 Devilment 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.

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

> 1. The proposed office development and new driveway will have minimal impact on local services. Cogdill Rd. was improved at the time of the recent reconstruction of the I-40/75 Pellissippi Parkway interchange. 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. The proposed driveway will allow better vehicular circulation on this site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING **ORDINANCE**

- 1. The proposed truck terminal is consistent with the general standards for uses permitted on review.
- 2. The proposed driveway opening exceeds width permitted by the Knoxville Zoning Ordinance. A variance will be required to permit the driveway as proposed. The applicant states the extra driveway width is needed due to the volume of large trucks that will be using this entrance. The request meets all other requirements of the Zoning Ordinance.
- 3. 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.

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 relocation and construction of the 8400 square foot office building, extension of the loading dock and the new driveway are all compatible with the other commercial uses found in this area.

MPC Action: Approved MPC Meeting Date: 10/10/2002

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

2. Meeting all applicable requirements of the City of Knoxville Dept. of Engineering.

3. Installing all landscaping, as shown on the development plan, within six months of the issuance of

1/31/2007 11:43 AM Page 2 of 3 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 Devilment 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:

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