CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



PROPERTY INFORMATION

General Location:	North & south sides of Electric Av., west of Cogdill Rd.		
Other Parcel Info.:			
Tax ID Number:	131 73.12 & 73.13	Jurisdiction:	County
Size of Tract:	6.81 acres		
Accessibility:	Access is via Electric Av., a local private street with a pavement	nt width of 32' wit	hin a 50' right-of-way.

GENERAL LAND USE INFORMATION				
Existing Land Use:	Electronic manufacturer and vacant land			
Surrounding Land Use:				
Proposed Use:	Business expansion		Density:	
Sector Plan:	Northwest County	Sector Plan Designation:		
Growth Policy Plan:	Planned Growth Area			
Neighborhood Context:		the Cogdill Rd. commercial area. To and light manufacturing business	his area is characterized by mixed heavy ses.	

PC (Planned Commercial) & TO (Technology Overlay)

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 10427 Electric Ave

Location:

Street:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Last development plan approved in November 2002.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



Knoxville, Tennessee 37902

8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068

www•knoxmpc•org

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:	Dan Kelly
Staff Recomm. (Abbr.):	APPROVE the plan for the 33,000 square foot building expansion and parking lot as shown on the development plan subject to 10 conditions
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Prior to issuance of a grading/building permit, obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Works. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept. Submitting a revised landscaping plan to incorporate plantings in the proposed parking lot as required by the PC Zone. Installing all landscaping shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. Provision of required number of parking spaces per the standards of the Knox County Zoning Ordinance for the proposed development. Approval of a Certificate of Appropriateness for building permit by the Tenn. Technology Corridor Development Authority. Combining parcels 73.12 & 73.13 into one parcel through the resubdivision process. Submission of a revised site plan that shows the parking removed from the existing joint permanent easement or resubdividing the site to redefine the boundary of the easement. This would require the resubdivision of some or all of the real estate owned by Radio Systems and the reconstruction of the cul de sac bulb.
Comments:	 criteria for approval of a use on review. The applicant is proposing to expand the ongoing business by adding 33,000 square feet of building area and a new parking lot. Electric Avenue which provides access to this site is a private street. The plan as presented proposes that a portion of the parking lot be located within the right-of-way of this joint permanent easement. This cannot be permitted unless the applicant wishes to resubdivide the site and redefine the joint permanent easement. Based on the current lot and easement configuration, the parking lot will have to be redesigned to remove it from the joint permanent easement. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE 1. The proposed building and 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 building and 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 draw additional traffic through residential areas,

	2. The plan meets all other requirements of the Zoning Ordinance.			
	CONFORMITY OF	THE PROPOSAL TO ADOPTED M	IPC PLANS	
	uses for this area. will be used by Rac 2. Since this site is	The proposed 33,000 square foot budio Systems Corp. which manufactur	est Sector Plan which proposes commercial uilding expansion and the accompanying parking res electronic animal control devices. v Overlay) zone, a Certificate of Appropriateness Development Authority.	
MPC Action:	Approved		MPC Meeting Date: 10/9/2003	
Details of MPC action:	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Connecting to sanitary sewer, and meeting any other relevant requirements of the Knox County Health Department. An administrative plat, subdividing the subject property into two lots of record, must be certified by MPC and recorded prior to any building permits being issued for the dwellings. Meeting all requirements outlined in the attached sinkhole repair permit from the Tennessee Department of Environment and Conservation (TDEC), as well as any other applicable TDEC requirements. With the conditions noted above, this request meets all requirements of the PR zoning district, as well as other criteria for approval of a use on review. 			
Summary of MPC action:	APPROVE the plan for the 33,000 square foot building expansion and parking lot as shown on the development plan subject to 10 conditions			
Date of MPC Approval:	10/9/2003	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: