

# 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-M-03-UR                      **Related File Number:**  
**Application Filed:** 9/8/2003                      **Date of Revision:**  
**Applicant:** JOHNSON ARCHITECTURE FOR RADIO SYSTEMS CORP.  
**Owner:**

## 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 width of 32' within 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 site is located in the Cogdill Rd. commercial area. This area is characterized by mixed heavy commercial, distribution and light manufacturing businesses.

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

**Street:** 10427 Electric Ave  
**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:** Last development plan approved in November 2002.

## PLAN INFORMATION (where applicable)

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



2. The plan meets all other requirements of the Zoning Ordinance.

**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 proposed 33,000 square foot building expansion and the accompanying parking will be used by Radio Systems Corp. which manufactures electronic animal control devices.
2. 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.

**MPC Action:** Approved **MPC Meeting Date:** 10/9/2003

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  3. Connecting to sanitary sewer, and meeting any other relevant requirements of the Knox County Health Department.
  4. 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.
  5. 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:**