# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 10-Q-01-UR Related File Number:

**Application Filed:** 9/14/2001 **Date of Revision:** 

Applicant: AAA EAST TENNESSEE

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

### **PROPERTY INFORMATION**

**General Location:** East side of Capital Dr., south of Kingston Pike.

Other Parcel Info.:

Tax ID Number: 131 L B 3 Jurisdiction: County

Size of Tract: 1.21 acres

Access is via Capital Dr., a local street with 35 to 40' of pavement width and 50 to 80' of right of way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Office building Density:

Sector Plan: Southwest County Sector Plan Designation: Office

Growth Policy Plan: Urban Growth Area

Neighborhood Context: Capital Court has been developed with commercial and office uses under PC and PC-1 zoning.

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

Street: 110 Capital Dr

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

History of Zoning: None noted

#### 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

Planner In Charge: MAB

Staff Recomm. (Abbr.): APPROVE the office building in the PC zoning district, subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all requirements of the Knox County Department of Engineering and Public Works.

- 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3. Meeting all relevant requirements of the Knox County Health Department.
- 4. Obtaining a BZA variance for a reduction in the peripheral setback on the east property line from 50' to 12.24'.
- 5. Submitting a revised landscape plan, showing at least two upright, rapid-growing, evergreen trees in the southeast corner which will reach a mature height of 20 feet. The plan must also show a row of upright, rapid-growing evergreen trees along the east property line which will reach a mature height of 15 feet.
- 6. Installing all landscaping, as shown on the revised landscape plan, within six months of 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.

With the conditions noted above, this request meets the conditions for approval in the PC zone, and the other criteria for approval of a use on review.

Comments:

The Southwest County Sector Plan proposes office use for this site. The proposed office building is to be approximately 17,000 square feet and 2 stories. The plan shows adequate landscaping, parking spaces and traffic circulation. The proposal is supported by the sector plan and zoning. The only issue staff identified was the building setback along the rear (east) property line which does not meet the periphery setback requirements for a PC development. The applicant has applied for a BZA variance for a reduction of this setback, which will be heard by County BZA in October. The applicant has stated on the phone that the adjacent church owners, which will be effected by this setback reduction, support the variance and the project as a whole. The proposed office building is compatible and appropriate for this site in the PC zoning district.

MPC Meeting Date: 10/11/2001

MPC Action: Approved

**Details of MPC action:** 

1. Meeting all requirements of the Knox County Department of Engineering and Public Works.

- 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3. Meeting all relevant requirements of the Knox County Health Department.
- 4. Obtaining a BZA variance for a reduction in the peripheral setback on the east property line from 50' to 12.24'.
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Summary of MPC action: APPROVE the office building in the PC zoning district, subject to 6 conditions:

Date of MPC Approval: 10/11/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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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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