

# 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:** 11-A-14-UR

**Related File Number:**

**Application Filed:** 9/26/2014

**Date of Revision:**

**Applicant:** JOHN SANDERS

## PROPERTY INFORMATION

**General Location:** North side of Dutchtown Rd., west of Cogdill Rd.

**Other Parcel Info.:**

**Tax ID Number:** 118 173.01

**Jurisdiction:** County

**Size of Tract:** 4.61 acres

**Accessibility:** Access is via Dutchtown Rd., a minor collector street with a 23' pavement width within a 60' right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:**

**Proposed Use:** Medical products minor assembly

**Density:**

**Sector Plan:** Northwest County      **Sector Plan Designation:** LI

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** The site is located in an area of mixed commercial and light industrial uses. Development in this area has occurred in the BP, PC and CB zones. This site and much of the surrounding area is subject to the development review authority of the Tennessee Technology Corridor Development Authority.

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

**Street:** 10475 Dutchtown Rd

**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:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a medical products assembly facility of approximately 21,022 square feet as shown on the development plan subject to 6 conditions.

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed facility
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Installing all landscaping as shown on the landscape plan within six months of issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
- 4 Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining approval of, and recording a final plat for this deeded lot.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) / TO (Technology Overlay) districts and the criteria for approval of a use on review.

Comments: The applicant is proposing to construct a 21,022 square foot building on this 4.61 acre parcel located on the northwest side of Dutchtown Rd. at the western end of Cogdill Rd. Access to the site will be from Dutchtown Rd., a minor collector street at this location.

Sanders Medical Products, Inc. supplies calibration products for molecular imaging to hospitals and clinics. The process uses a small quantity of chemically stabilized radioactive material packaged in small tubes and cylinders to stimulate the radio pharmaceuticals given to patients. The processes the company uses are licensed and supervised by the State of Tennessee and the FDA. When the facility opens there will be less than six employees, with an expected maximum of 20 employees. The TTCDA Design Guidelines require a minimum of 21 parking spaces for this site. The proposed development plan includes a total of 22 parking spaces. Approval (and recording) is also required of a final plat for this deeded lot.

The proposed development is scheduled for review by the Tennessee Technology Corridor Development Authority on November 10, 2014.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. Public water and sewer utilities are in place to serve the site.
2. The proposed business will have a minimal impact on the existing street system.
3. The proposed business is compatible with the scale and intensity of the surrounding development and zoning pattern.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed business meets all requirements of the PC (Planned Commercial) / TO (Technology Overlay) zoning districts with the noted conditions.
2. The proposed business is consistent with the general standards for uses permitted on review: The proposal 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 significantly injure the

value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes light industrial uses for this property. The proposed facility is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 11/13/2014

**Details of Action:**

**Summary of Action:** APPROVE the request for a medical products assembly facility of approximately 21,022 square feet as shown on the development plan subject to 6 conditions.

**Date of Approval:** 11/13/2014 **Date of Denial:** **Postponements:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**