

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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www.knoxmpc.org

File Number: 11-H-02-UR **Related File Number:**
Application Filed: 10/14/2002 **Date of Revision:**
Applicant: KEYSTONE CENTER, LLC
Owner:

PROPERTY INFORMATION

General Location: West side of Fox Rd., south of Kingston Pk.
Other Parcel Info.:
Tax ID Number: 131 L A 12 **Jurisdiction:** County
Size of Tract: 3.9 acres
Accessibility: Access is via Fox Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office development **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in a transition area just east of I-140, with a mix of residential, office and commercial uses.

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

Street: 135 Fox Rd
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:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 28,060 square feet of office space subject to 9 conditions.

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of landscaping as 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 Department of Engineering and Public Works to guarantee such installation.
3. Obtaining approval from the Knox County Department of Engineering and Public Works for the revised detention area and drainage plan prior to issuance of any grading permit or building permit for the site.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining approval from the Knox County Fire Prevention Bureau for the emergency turnaround area located at the southwest corner of the parking lot prior to the issuance of any grading permit or building permit for the site.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing and alteration to the blueline stream.
7. Recording the Declaration of Protective Covenants for the development as required under the PC (Planned Commercial) Zoning District.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements of the PC Zoning District and the standards for approval of a Use-on-Review.

Comments: The applicant is proposing to develop the second phase of a professional office development on the west side of Fox Rd., approximately 800' south of Kingston Pike. This phase of the development will have 28,060 square feet of leasable office space. The first phase was approved in 1998 for up to 19,250 square feet for an office-warehouse facility. The applicant is working with the Knox County Department of Engineering and Public Works on modifying the existing detention basin and drainage plan for the site in order to correct drainage problems in the area. The proposed emergency turnaround area located at the southwest corner of the parking lot will require modification in order to provide an adequate turnaround for fire trucks and other emergency vehicles.

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

- 1. The proposed expansion of this office development will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed office use will serve as a transition use between the commercial development located along Kingston Pike and the residential development located south and east of the site. The property to the south and east of the site are designated for office use in the Southwest County Sector Plan.
- 3. With one of the two access drives for this site being located directly across from Capital Dr. (which serves existing office and commercial development), and with the close proximity to Kingston Pike, there should be minimal traffic impact to the existing residential development south of the site.

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

1. The proposed office facility meets the standards for development within a PC (Planned Commercial) Zoning District and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Southwest County Sector Plan which proposes commercial uses for this area. The site is located at the southern end of the commercial zone that extends south from Kingston Pike. The Sector Plan designates the property just south of the site for office use which is consistent with the proposed office development.

MPC Action: Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

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Summary of MPC action: APPROVE the development plan for up to 28,060 square feet of office space subject to 9 conditions.

Date of MPC Approval: 11/14/2002

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: