

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-M-05-UR **Related File Number:**
Application Filed: 10/10/2005 **Date of Revision:**
Applicant: SADDLEBROOK DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: West side of Centerpoint Blvd., north of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 118 16.07 AND PART OF 17 **Jurisdiction:** County
Size of Tract: 7.9 acres
Accessibility: Access is via Centerpoint Blvd a local street with a 32' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office and mixed use **Density:** NA
Sector Plan: Northwest County **Sector Plan Designation:** O, MU & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The proposed development is located in the area of a developing business park near the interchange of Pellissippi Parkway and Lovell Rd.

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

Street: Centerpoint Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay) & OB (Office, Medical & Related Services)/ TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: OB/TO portion of property was rezoned by Knox County Commission on January 24, 2005 (11-E-04-RZ).

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 the office park in the BP (Business and Technology) zoning district, subject to 9 conditions:

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTEDA) for the proposed development.
2. Providing an unrestricted vehicular access connection for this development from Centerpoint Dr. to Yarnell Rd. for public use. The roadway shall meet public street design standards.
3. Providing for a public access connection between this development and Carmichael Rd. if an alternative connection is not made.
4. Obtaining approval from the Knox County Board of Zoning Appeals for a variance on a reduction of the area of a parking stall, from 200 square feet to 180 square feet.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
8. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
9. Obtaining approval of and recording a final plat resubdividing the property to create a single lot, or multiple lots meeting the Minimum Subdivision Regulations for the office park site.

With the conditions noted above, this request meets the requirements for approval in the BP (Business and Technology) zoning district, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to develop an office park complex of 11 buildings with a total floor area of 154,400 square feet in and adjacent to the Centerpoint Park Subdivision. Approximately 7.9 acres of the office park development are located within the BP (Business and Technology) zoning district and subject to the use on review approval. There are 5 office buildings within the BP zoning district with a total building area of 69,000 square feet. The development will have access to Centerpoint Blvd. which provides access to both Pellissippi Parkway and Lovell Rd.

This project is part of a larger proposed development complex that extends south to Lovell and Yarnell Roads and will include the office park, a multi-family development and a retail commercial center. As proposed, the multi-family development that is located in the center of the development is gated at both ends. This design prohibits the office park on the north side from accessing the commercial development and Yarnell Rd. on the south and vice versa. The multi-family development will have access to both Centerpoint Dr. and Yarnell Rd.

Due to the size of the total development, Staff has required the applicant to prepare a traffic impact study for the proposed development. A copy of the study recommendations are attached. The study concluded that significant delay and congestion is currently being experienced at the study intersections during peak traffic periods. Proposed TDOT improvements to Lovell Rd. will address a majority of the issues. It also concluded that while the proposed development will exacerbate the issues that will remain after the improvements, these impacts are not expected to be significant.

The Staff of the Planning Commission, Knox County Engineering and Tennessee Department of Transportation (TDOT) do not agree with the conclusions from the study. A copy of a letter from TDOT

Staff is attached outlining the major concerns and recommended actions. Staff is in agreement with the comments from TDOT.

One of the main concerns that Staff has expressed to the applicant throughout the review process is the proposal to gate the multi-family development prohibiting access through the development between Centerpoint Dr. and Yarnell Rd. A letter (attached) from the preparer of the traffic study states that development internal access was not addressed by the study.

The Northwest County Sector Plan includes a section referencing the Pellissippi Parkway Access Control Plan (copy attached). This plan calls for the creation of new service roads running parallel to Pellissippi parkway to eliminate at-grade access points. Two of those at-grade access points are Centerpoint Dr. and Carmichael Rd. which is north of the site. This development site plays a key role in implementing the controlled access plan but the plan will not work with the proposed gated road system. Staff is recommending conditions on providing for connectivity between the developments and public road system. If the applicant provides these interconnecting access roads as public or private streets, setback requirements will change for parts of the development. If setback variances are needed to make the roadway system work, Staff will support the variance requests. Any public streets will require concept plan review.

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

1. Public water and sewer utilities are available to serve the site.
2. It is the position of Planning Commission, Knox County Engineering and TDOT Staff that a roadway connection is required between Centerpoint Blvd and Yarnell Rd. in order to provide safe and efficient access to this development from the existing and proposed public road system at Pellissippi Parkway and Lovell Rd. The proposed development layout will have a negative impact on the level of service of the public street system.
3. This request will have no impact on schools.

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

1. With the recommended conditions, the proposed development will meet all requirements of the BP (Business and Technology) zoning district, as well as other criteria for approval of a use on review.
2. With the recommended conditions, the proposed use is 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should 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 MPC PLANS

1. The Northwest County Sector Plan proposes office uses for this property, The proposed development use is consistent with the sector plan.
2. The Northwest County Sector Plan also includes a Pellissippi Parkway Access Control Plan. With the recommended conditions, the proposed development will help in the implementation of that plan.
3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

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