

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 12-B-11-UR Related File Number:
Application Filed: 10/24/2011 Date of Revision:
Applicant: JOHNSON ARCHITECTURE, INC.

PROPERTY INFORMATION

General Location: Northwest terminus of Pet Safe Wy., southwest side of Cogdill Rd.
Other Parcel Info.:
Tax ID Number: 131 07312 OTHER: 131BA00201 Jurisdiction: County
Size of Tract: 8.89 acres
Accessibility: Access is via Petsafe Wy., a local private street with a pavement width of 32' within a 50' right-of-way. Additional access will be provided via a driveway to Cogdill Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Pet products business
Surrounding Land Use:
Proposed Use: Business and parking expansion Density:
Sector Plan: Northwest County Sector Plan Designation: LI (Light industrial)
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 Pet Safe Way
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: Use on review approvals have been granted for this business in 2002, 2007 and 2008

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for the parking expansion as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Providing an informal pedestrian connection between the new building on Cogdill Rd. back to the main campus on Petsafe Wy.
4. Provision of required number of parking spaces per the standards of the Knox County Zoning Ordinance for the proposed development.
5. Approval of a Certificate of Appropriateness for building permit by the Tenn. Technology Corridor Development Authority

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

Comments:

The applicant is proposing to expand the ongoing business that adjoins this site by adding another building and additional parking. This applicant has received two previous approvals to expand the business. The current plan proposes to expand the parking area off of Petsafe Way. This parking expansion will eliminate a portion of the existing dog park/exercise area. Additionally, the applicant will be locating a portion of the business in an existing building that fronts on Cogdill Rd. More parking will be provided at that location to serve the needs of the business.

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

1. The proposed parking development will have a minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial uses.

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

1. The proposed parking expansion 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 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 additional traffic through residential areas,
2. The development 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 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.

Action:

Approved

Meeting Date: 12/8/2011

Details of Action:

Summary of Action: APPROVE the request for the parking expansion as shown on the development plan subject to 5 conditions

Date of Approval: 12/8/2011

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: