

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
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 12-F-04-UR **Related File Number:**
Application Filed: 11/8/2004 **Date of Revision:**
Applicant: SEDONA REALTY PARTNERS
Owner:

PROPERTY INFORMATION

General Location: Southwest side Data Ln., southwest of Corridor Park Blvd.
Other Parcel Info.:
Tax ID Number: 118 PART OF 173 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 3.22 acres
Accessibility: Access is via Data Ln., a local street with 26' of pavement width within 70' of right of way, or Corridor Park Blvd., a local street with 26' of pavement width within 70' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 34,272 square foot office building **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Technology Park
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with businesses under BP, CB and PC zoning, all within the Technology Overlay.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park) / 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:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a 34,272 square foot office building in the BP/TO zone, subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development 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.
5. Obtaining approval of a Certificate of Appropriateness, with any required waivers, and meeting all applicable requirements of the Tennessee Technology Corridor Development Authority (TTCDA). The Certificate is scheduled to be considered by TTCDA on December 6, 2004.
6. Approval of variance from the Knox County Board of Zoning Appeals as follows: variance to allow parking within the south, east and west 50 feet front setback (from edge of right of way) areas along Data Lane and Corridor Park Boulevard. A BZA variance to reduce the parking stall size from 200 to 171 square feet may also be required.

With the conditions noted above, this request meets the requirements for approval in the BP/TO zone, as well as other criteria for approval of a use on review.

Comments: The applicant is requesting use on review approval to construct a 34,272 sq. ft. office building and on-site parking in the BP/TO zoning district. The TTCDA will consider the applicant's Certificate of Appropriateness application on December 6, 2004, required because of the site's location within the TO (Technology Overlay).

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. Corridor Park Blvd. and Data Ln. have sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact to adjacent properties.

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

1. With the required variance, the proposal is consistent with all requirements of the BP/TO zoning district, as well as other criteria for approval of a use on review.
2. 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 technology park uses for this property, consistent with the proposal.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-

Farragut Growth Policy Plan.

3. Because of the property's location within the Technology Overlay, a Certificate of Appropriateness must be approved by TTCDA for this project to proceed. This request is on TTCDA's December 6, 2004 agenda.

MPC Action: Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development 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.
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Summary of MPC action: APPROVE the development plan for a 34,272 square foot office building in the BP/TO zone, subject to 6 conditions:

Date of MPC Approval: 12/9/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville 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: