

# 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:** 2-C-15-UR                      **Related File Number:**  
**Application Filed:** 1/5/2015              **Date of Revision:**  
**Applicant:** COLONEL J. D. EDDLEMON & HENRY J. BRIGHT, III

## PROPERTY INFORMATION

**General Location:** Northeast side of Schaeffer Rd., north of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 120                      **Jurisdiction:** County  
**Size of Tract:** 2.2 acres  
**Accessibility:** Access is via Schaeffer Rd., a minor collector street with a 21' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office and research and development                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** MDR & O  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The proposed development is located in the area that includes a mix of businesses near the interchange of Pellissippi Parkway and Lovell Rd.

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

**Street:** Schaeffer Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology) / 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 an office/research and development facility with approximately 3,072 square feet and a maintenance/storage building with approximately 1,200 square feet as shown on the development plan subject to 9 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. The internal driveway will be a one-way loop. The main driveway and parking area shall be paved and include all pavement markings and signage as required by the Knox County Department of Engineering and Public Works.
  5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
  7. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to Planning Commission Staff and TTCDA approval.
  8. Obtaining approval from the Knox County Board of Zoning Appeals for a reduction in the number of required parking spaces from 12 to 9.
  9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

**Comments:**

The applicant is proposing to build an office building that will include a research and development component. Access to the site is from Schaeffer Rd., a minor collector street. To help reduce the impact to the site the applicant is proposing the main access driveway as a paved one-way loop. The driveway to the 1,200 square foot maintenance building will be a 20' wide gravel surface. The applicant is also requesting a reduction in the required number of parking spaces from the Knox County Board of Zoning Appeals.

The applicant is proposing to bring three military surplus buildings to the site. Two of the buildings totaling approximately 3,072 square feet will be connected by a deck and will be used as an office/research and development facility. The third building located on the back of the site will be used as a maintenance/storage building. The building facades are being modified in order to meet the intent of the TTCDA design guidelines.

Since the site is located within the TO (Technology Overlay District), the development plan will also be reviewed by the Tennessee Technology Corridor Development Authority (TTCDA) at their June 8, 2015 meeting.

**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 BP (Business and Technology) / TO (Technology Overlay) districts and the criteria for approval of a use on review 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 medium density residential and office 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:** 6/11/2015

**Details of Action:**

**Summary of Action:** APPROVE the request for an office/research and development facility with approximately 3,072 square feet and a maintenance/storage building with approximately 1,200 square feet as shown on the development plan subject to 9 conditions.

**Date of Approval:** 6/11/2015 **Date of Denial:** **Postponements:** 2/12/2015-5/11/2015

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

**LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b> Knox County Board of Zoning Appeals	
<b>Date of Legislative Action:</b>	<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>	<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>	<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>	<b>If "Other":</b>
<b>Amendments:</b>	<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>	<b>Effective Date of Ordinance:</b>