CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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www•knoxmpc•org

File Number:2-G-02-URApplication Filed:1/14/2002Applicant:BARRY BYRDOwner:

PROPERTY INFORMATION

 General Location:
 Southeast side of Murdock Dr., northeast side of Simmons Rd.

 Other Parcel Info.:
 Image: County

 Tax ID Number:
 118 PT.173.20
 Jurisdiction: County

 Size of Tract:
 6.2 acres

 Accessibility:
 Access is via Murdock Rd., a collector street with a right-of-way width of 70' and Simmons Rd., a local street with a right-of-way width of 40'.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION					
Existing Land Use:	Vacant				
Surrounding Land Use:					
Proposed Use:	Business offices	Density:			
Sector Plan:	Northwest County	Sector Plan Designation:			
Growth Policy Plan:	Planned Growth Area	а			
Neighborhood Context:	The site is located in an area of mixed commercial and light industrial uses. Development in this area has occurred in the BP, PC and CB zones. This site and much of the surrounding area is subject to the development review authority of the Tennessee Technology Corridor Development Authority.				

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) & TO (Technology Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property zoned BP / TO in the early 1980's

PLAN INFORMATION (where applicable)

Current 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:			
Staff Recomm. (Abbr.):	APPROVE the request for an office building with up to 32,000 sq. ft. of floor area as shown on the development plan subject to 10 conditions		
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Health Dept. Subdividing parcel 173.20 and recording a plat of this site prior to obtaining a building permit. Providing a revised landscaping plan to MPC staff that depicts the screening of parking areas within 50' of a public street as called for in the Knox County Zoning Ordinance. Installing all landscaping within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. Providing detail regarding the proposed monument sign and any proposed building mounted signs. Driveway locations being approved by the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public works. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public works. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public works. Meeting all applicable requirements of the Knox County Zoning Ordinance. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of a building permit for this project. 		
	With the conditions noted, this plan meets the requirements for approval in the BP / TO Zones and the other criteria for approval of a Use on Review.		
Comments:	The applicant is proposing a 32,000 sq. foot office building to be constructed on the south side of Murdock Rd. at Simmons Rd. In addition to MPC acting on this Use on Review, the Tennessee Technology Corridor Development Authority will be required to review and approve this project. The proposed building meets all of the setback, ground and floor coverage, and parking space requirements. Additional landscaping will be needed to screen the parking since it will be within 50' of both Simmons and Murdock Roads. The exterior of the building is proposed to be brick. A walking path and outdoor eating area are proposed as part of this development.		
MPC Action:	Approved MPC Meeting Date: 2/14/2002		
Details of MPC action:	 Meeting all applicable requirements of the Knox County Health Dept. Subdividing parcel 173.20 and recording a plat of this site prior to obtaining a building permit. Providing a revised landscaping plan to MPC staff that depicts the screening of parking areas within 50' of a public street as called for in the Knox County Zoning Ordinance. Installing all landscaping within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. Providing detail regarding the proposed monument sign and any proposed building mounted signs. Driveway locations being approved by the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public works. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public works. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public works. Meeting all applicable requirements of the Knox County Zoning Ordinance. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of a building permit for this project. 		
	other criteria for approval of a Use on Review.		

Summary of MPC action:	APPROVE the request for an office building with up to 32,000 sq. ft. of floor area as shown on the development plan subject to 10 conditions					
Date of MPC Approval:	2/14/2002	Date of Denial:	Postponements:			
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:					

LEGISLATIVE ACTION AND DISPOSITION

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:	

Legislative Body: