CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:3-E-03-URApplication Filed:2/10/2003Applicant:JOHN & ROBERT MCCALLIE

Owner:

PROPERTY INFORMATION

General Location:	Northeast side of Yellow Pine Ln., East of Cogdill Rd.		
Other Parcel Info.:			
Tax ID Number:	118 O B 003	Jurisdiction:	County
Size of Tract:	3.29 acres		
Accessibility:	Access is via Yellow Pine Ln., a local street with a pavement width of 32' within a 70' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND U	SE INFORMATION
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Existing Land Use:	Vacant		
Surrounding Land Use:			
Proposed Use:	Office / warehouse de	velopment	Density:
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	The site is located on the north side of Yellow Pine Ln., east of Cogdill Rd. Development in the area consists of numerous office/warehouse buildings and other light manufacturing and distribution uses.		

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

Street:

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: Development plans for adjoining properties approved in 1999 and 2001

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:	Dan Kelly
Staff Recomm. (Abbr.):	Approve the plan to permit up to 32,276 square feet of office/warehouse space in two buildings as shown on the development plan subject to 5 conditions
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Health Dept. Meeting all applicable requirements of the Certificate of Appropriateness as approved by the Tennessee Technology Corridor Development Authority. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Installation of landscaping as shown on the development plan within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. Meeting all applicable requirements of the Knox County Zoning Ordinance.
	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 applicants are proposing to develop two buildings with approximately 32,000 square feet of office/warehouse space in the Cogdill Commercial Park. The same applicants have developed other lots in this development and other properties in the general area with office/warehouse buildings. The restrictive covenants as required by the PC zone are in place. Since the site is located in the Technology Overlay Zone, the proposed plan requires approval by the Tennessee Technology Corridor Development Authority (TTCDA).
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
	 The proposed office/warehouse development will have minimal impact on local services since all utilities are in place to serve this development. The proposed use is consistent with other commercial, office, distribution and light manufacturing uses found in the area.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	 The proposed office/warehouse development meets the standards for development within a PC (Planned Commercial) Zone and all other requirements of the Zoning Ordinance. The proposed office/warehouse 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. A certificate of Appropriateness from the Tennessee Technology Corridor Development Authority will be required.
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
	 The Northwest County Sector Plan identifies this property for commercial and technology park use. The proposed development is consistent with the Sector Plan. MPC has approved numerous development plans for similar uses located on the immediate area.

MPC Action:	Approved		MPC Meeting Date: 3/13/2003
Details of MPC action:	 Meeting all applicable requirements of the Knox County Health Dept. Meeting all applicable requirements of the Certificate of Appropriateness as approved by the Tennessee Technology Corridor Development Authority. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Installation of landscaping as shown on the development plan within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. Meeting all applicable requirements of the Knox County Zoning Ordinance. 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. 		
Summary of MPC action:	Approve the plan to permit up to 32,276 square feet of office/warehouse space in two buildings as shown on the development plan subject to 5 conditions		
Date of MPC Approval:	3/13/2003 Da	ate of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:		
Legislative Body:	LEGISLATI	/E ACTION AND DISPOSI	TION

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:	