

# 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  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 3-E-03-UR                      **Related File Number:**  
**Application Filed:** 2/10/2003              **Date of Revision:**  
**Applicant:** 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.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Office / warehouse development                      **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:**



**MPC Action:** Approved

**MPC Meeting Date:** 3/13/2003

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Certificate of Appropriateness as approved by the Tennessee Technology Corridor Development Authority.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. 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.
5. 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

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**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:**