

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: 4-D-07-UR **Related File Number:**
Application Filed: 3/5/2007 **Date of Revision:**
Applicant: MERIT CONSTRUCTION, INC.

PROPERTY INFORMATION

General Location: South side of Murdock Dr., west side of Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 118 173.11 **Jurisdiction:** City & County
Size of Tract: 1.8 acres
Accessibility: Access is via Murdock Dr., a minor arterial street with a 36' three lane pavement section within a required 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Construction company
Surrounding Land Use:
Proposed Use: Additional parking **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area developing with business park type uses.

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

Street: 10435 Dutchtown Rd
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:

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 development plan for 10 additional parking stalls, subject to 4 conditions

Staff Recomm. (Full):
1. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development plan.
2. Obtaining variances from the Knox County Board of Zoning and Appeals for reduction of the parking stall size from 200 square feet to 153 square feet (stall size of 9' x 17') and for the parking lot extending into the required setback for the BP zone.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the PC zone, and the general standards for approval of a Use-on-Review.

Comments: The applicant is proposing to add 10 parking stalls at this existing construction business located on Murdock Drive. The parking addition will be located west of the entrance to the site and within the required front yard setback for the BP zone. This location will require a variance from the Knox County Board of Zoning Appeals. A variance will also be required for a reduction in the required parking stall size from 200 square feet to 156 square feet (9' x 17' parking stall dimension). The applicant is requesting the variances in order to avoid impacting three large trees that are located between the existing driveway and the building.

Since the property is within the Technology Overlay, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) must also be obtained. This request is scheduled to be heard at the May 7, 2007 TTCDA meeting. The applicant has submitted the development plan for approval by the TTCDA.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed parking lot addition will have no impact on local services since all utilities are in place to serve this development.
- 2. The proposed parking lot addition will be screened from the street by the existing berm located along the street frontage.

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

- 1. The proposed parking lot addition will meet the standards for development within BP (Business and Technology Park) / TO (Technology Overlay) Zones subject to approval of the two variances.
- 2. The parking lot addition 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan identifies this property for technology park development. The expansion of the parking lot for the existing development is consistent with the Sector Plan.

MPC Action: Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

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Summary of MPC action:

APPROVE the development plan for 10 additional parking stalls, subject to 4 conditions

Date of MPC Approval:

5/10/2007

Date of Denial:

Postponements:

4/12/2007

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County 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: