CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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www•knoxmpc•org

Owner:

PROPERTY INFORMATION

General Location:	South side of Castaic Ln., south of Hardin Valley Rd.		
Other Parcel Info.:			
Tax ID Number:	103 119.04	Jurisdiction:	County
Size of Tract:	6.37 acres		
Accessibility:	Access is via Castaic Ln., a local street with a 32' pavement width within a 70' right-of-way.		

LAND USE INFORMATION	
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Existing Land Use:	16,350 square foot office building		
Surrounding Land Use:			
Proposed Use:	38,150 square feet of	professional and business offices	Density:
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	l de la constante de	
Neighborhood Context:	This site is located within a planned commercial subdivision, located in an area of mixed uses including single-family residences, Pellissippi State Technical Community College, KUB substation and commercial businesses.		

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

Street:

2033 Castaic Ln

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 PC (Planned Commercial) / TO (Technology Overlay)

 Former Zoning:
 PC

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

Use-on-review (9-L-01-UR) approved for the first office building on this site on September 13, 2001.

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:	Tom Brechko
Staff Recomm. (Abbr.):	APPROVE the development plan for three additional office buildings with a total building area of 38,150 square feet, subject to 8 conditions
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Installing the proposed landscaping as shown on the landscape plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the development and signage plans. Obtaining a variance from the Knox County Board of Zoning and Appeals for the 9' x 20' parking stall dimension. Submitting a lighting plan showing location of all proposed lighting and indicating no spillover of light or glare off-site for approval by the TTCDA. Meeting all applicable requirements of the Knox County Zoning Ordinance. Submitting a revised site plan to MPC for certification, reflecting the above conditions, prior to issuance of any building permits for this project.
	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 develop three additional office buildings with a total building area of 38,150 square feet on this 6.37 acre lot within a commercial subdivision located off of Hardin Valley Rd. The site is located at the end of Castaic Ln. There is one existing two story office building with a building area of 16,350 square feet. The additional buildings include a 16,331 square foot two story building, a 15,285 square foot two story building and a 6501 square foot one story building. The addition of the three buildings will complete the development of this site. The applicant is proposing parking lots with a 9' x 20' parking stall dimension (180 square feet). The zoning ordinance requires a parking stall area of 200 square feet. A variance will be required from the Knox County Board of Zoning and Appeals for the 180 square foot parking stall dimension.
	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 April 7, 2003 TTCDA meeting. The applicant has indicated that there will be no lighting in the parking lots for the office buildings, and the only lighting on the site will be the lighting around the buildings. The applicant will have to submit a lighting plan, for approval by the TTCDA, showing the location of the proposed lighting and indicating that there will be no spillover of light or glare off-site. The applicant has submitted a signage 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 office building complex will have minimal impact on local services since all utilities and streets are in place to serve this development.

2. The proposed use is consistent with other office and commercial uses found in the area.

	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE		
	Commercial) Zone. Guidelines for the sid is required. Due to g 2. The proposed of The proposed develor Sector Plan. The us use is compatible wi	grade changes on the site, the applican fice complex is consistent with the gene opment is consistent with the adopted p	nessee Technology Corridor Design ern property boundary. A setback of 74 feet t is requesting a reduction to 56 feet. eral standards for uses permitted on review: blans and policies of the General Plan and se and intent of the Zoning Ordinance. The here it is proposed. The use will not
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS		
		sistent with the Sector Plan. The office	ty for commercial use. The proposed office use also complies with the restrictive
MPC Action:	Approved		MPC Meeting Date: 4/10/2003
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Installing the proposed landscaping as shown on the landscape plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Obtaining a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) for the development and signage plans. Obtaining a variance from the Knox County Board of Zoning and Appeals for the 9' x 20' parking stall dimension. Submitting a lighting plan showing location of all proposed lighting and indicating no spillover of light or glare off-site for approval by the TTCDA. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Zoning Ordinance. Submitting a revised site plan to MPC for certification, reflecting the above conditions, prior to issuance of any building permits for this project. 		
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Summary of MPC action:	APPROVE the development plan for three additional office buildings with a total building area of 38,150 square feet, subject to 8 conditions		
Date of MPC Approval:	4/10/2003	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:
	I EGISLA	TIVE ACTION AND DISPOS	ITION

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: